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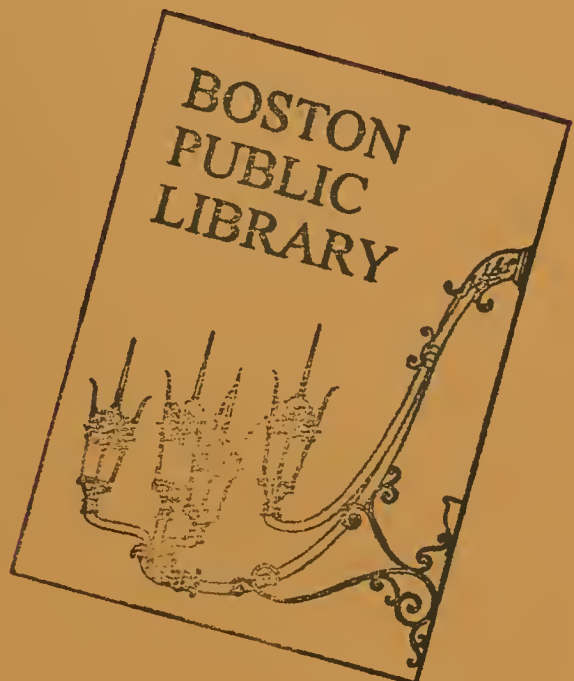
Vol. 2

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A COMPENDIUM OF NEWSPAPER ARTICLES, MEMORANDA AND
CORRESPONDENCE DOCUMENTING COMMUNITY PARTICIPATION
IN THE PLANNING PROCESS

January, 1972 - February, 1973

VOLUME II



II
572

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SUPPLEMENT II

ATTACHMENT C

A COMPENDIUM OF NEWSPAPER ARTICLES, MEMORANDA AND CORRESPONDENCE
DOCUMENTING COMMUNITY PARTICIPATION IN THE PLANNING PROCESS

January, 1972 - February, 1973

VOLUME II



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1871-1872

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

Mr. Mario L. Fabiano
1 Worthington Street
Roxbury, Massachusetts 02120

Dear Mr. Fabiano:

Re: 1575 Tremont Street
Franklin Square Apartments, Inc.

I will answer the questions in your letter of October 3, 1972, in the same order as presented.

1. In July, 1970, Mr. William Furlong and others applied to the Boston Redevelopment Authority to allow Franklin Square Apartments, Inc. to acquire Back Bay Towers for continued residential use. No changes in apartment tenants were contemplated; though as apartments became vacant, it was anticipated they would be leased by young single person occupants. Nurses working or studying in nearby hospitals, presumably, would be eligible since this is an FHA Sec. 220 project.
2. In accordance with Chapter 121A procedures, the BRA held a public hearing on November 5, 1970, and both proponents and opponents were heard. Subsequently, the BRA Board voted to amend the Chapter 121A Agreement in accordance with the Application.
3. The Chapter 121A Agreement section on excise in lieu of taxes remains the same; in effect the City receives a percentage of the gross rental income. The City realizes a tax increase only if rentals increase.
4. Parking on the site is allowed as an accessory use.

Mr. Fabiano
Page Two

5. The BRA Agreement with the leaseholder provides for the proper maintenance of the premises.

6. The FHA had to be advised of the change in ownership and their approval given prior to the transfer. We are not aware of any violations of the mortgage agreement.

With regard to your comments on the driveways and garage being used as public streets, we will pass on your objections to the building manager. I also think it would be effective if you contacted the manager directly yourself.

Sincerely,

Robert T. Kenney
Director

2. 7/7/72
OCT 16 1972

Mrs. June Howe
Back of the Hill Community
Development Association, Inc.
130 Fisher Avenue
Mission Hill, Massachusetts 02120

Dear Mrs. Howe:

This is to confirm the conclusions drawn at the meeting between the Boston Redevelopment Authority and members of the Back of the Hill Community Development Association in my office on October 11, 1972.

As I indicated at the meeting, I agree wholeheartedly with the community's desire to save Mission Hill as a viable residential community. To this end, we agree that the Back of the Hill site recommended by the BORDCA in their July 25, 1972 proposal be developed for housing. We further agree to work with the community in an active partnership to pursue strategies to best achieve this goal.

Finally, I endorse the attitudes or concepts that should guide the development program as articulated in the BORDCA's proposal.

As promised, we will be in touch with you as soon as the results of our studies are available.

Sincerely,

Robert T. Kenney
Director

fc
cc: Robert F. Walsh
bcc: M. Fishman
L. Koff
C. Miller
M. Wenniger

INTER-OFFICE COMMUNICATION

*Harry I see
could about this 7 on*

TO Eli Post

FROM Laurence Koff

DATE October 13, 1972

SUBJECT Minutes of Meeting with Back of the Hill Community Group

Present: BRA

Kenney
Walsh
Koff
Fischman
Miller
Post
Post

Back of the Hill (BOH)

John Sharrott, Architect
Bruce Jaffey, Acting Director
June Howe
Ann Gallagher
Others

Issues Discussed - Decisions

A. BOH's Seven Point Proposal (seek BOH development proposal 7/25/72)

1. Site should be developed for housing.
2. BRA will work with BOH in establishing a viable development program for site.
3. BRA wants BOH involvement. Community "involvement"--"control" issue one of semantics at this stage.
4. NDP route will not be followed at this time since financial limitations make this alternative uncertain.
5. BRA and BOH will prepare a development program by which they can illicit developer interest.
6. Negotiations will take place with neighboring institutions once development program complete:
7. NDP route will be used if all else fails.

B. BOH's Nine Basic Attitudes

1. BRA agreed to nine basic attitudes (objectives of development program).

Next Steps

1. BRA to write BOH letter agreeing to nine basic attitudes of development.
2. BRA to prepare development program for community review.
Target--one month.

Au/12

cc: De Simone
Fischman
Gilman
Miller
Smallridge
Walsh
Wenniger
Zeigler

cc: Philip Zeigler
Director of Planning

SUMMARY OF MEETING
TOPICS-HUNTINGTON AVENUE

Fenway Interagency Group
Back Bay Federation
Circle Federation-Mission Hill

February 21, 1973

IN ATTENDANCE:

Phil Caruso	Boston Redevelopment Authority
David Baker	Boston Redevelopment Authority
Suzanne Dworsky	Boston Redevelopment Authority
Joe Berlandi	Boston Redevelopment Authority
Alfred Howard	Boston Redevelopment Authority
Joe Galeota	Boston Traffic and Parking Department
Robert Drummond	Boston Traffic and Parking Department
Fred Garvin	Boston Public Works Department
Robert Gately	Mass. Department of Public Works
Paul F. Creegan	Mass. Department of Public Works
Kay Krekorian	Mass. Department of Public Works
John Williams	Mass. Bay Transportation Authority
Donald M. Graham	Mass. Bay Transportation Authority
Thomas F. Carty	Mass. Bay Transportation Authority
Robert Case	Fenway Interagency Group
Rosaria Salerno	Fenway Interagency Group
Richard R. Mason	Universal Engineering
Norman Dolley	Universal Engineering
Dan Ahern	Back Bay Federation
Walter J. Fortune	Circle Federation - Mission Hill

PURPOSE:

To answer questions proposed by the Fenway Interagency Group, Back Bay Federation and Circle Federation on the Huntington Avenue TOPICS project.

DISCUSSION:

Dan Ahern: Expressed concern about the service along the Green Line and asked if the MBTA has improvements scheduled for this line.

Don Graham: Indicated that bids have been submitted to the MBTA for 150 new trolley cars. He also emphasized that the MBTA feels strongly that TOPICS is the best type of project for Huntington Avenue at the present time since there will be no other type of funding available to implement any other type of improvements along this portion of Huntington Avenue for many years.

Dan Ahern: Stated that the Huntington Avenue TOPICS project should include a written endorsement from the MBTA, including a list of whatever future improvements are planned for the Green Line with, if possible, their estimated completion date and an explanation of how TOPICS will help expedite their completion.

Walter Fortune: Stated that the Mission Hill community is not interested in new MBTA equipment but rather better service. They also are opposed to any type of roadway improvements that will increase either trolley car or vehicular speeds along Huntington Avenue.

Joe Galeota: Attempted to clarify Mr. Fortune's interpretation of what the TOPICS project's interest is by stating that:

1. The primary purpose of the TOPICS improvements along Huntington Avenue is to improve pedestrian safety by either widening or constructing adequate MBTA platforms at each trolley car stop.
2. In accordance with the Huntington Avenue TOPICS project barriers have been placed along Huntington Avenue at (1) Worthington Street, (2) St. Alphonsus Street and at (3) Vancouver Street which are among the most hazardous intersections.
3. All open intersections within the project limits will have either upgraded or new signal installations with pedestrian control provisions.
4. All traffic signals will be co-ordinated and progressively timed.
5. Even though the proposed improvements to the MBTA reservation will enable trolley cars to travel faster, their speed will be increased only between intersections and therefore will not jeopardize pedestrian safety in anyway.

Kay Krekorian: Stated that through this TOPICS project Huntington Avenue will acquire a more orderly flow of traffic which will be a significant safety improvement.

Walter Fortune: Stated that the Circle Federation sees the TOPICS project as a waste of approximately \$5 million.

Kay Krekorian: Indicated that it is the community's prerogative to halt this project if they so desire. However, since there are no other projects proposed for this area at this time this would mean living with the existing hazardous pedestrian and vehicular

conditions for an indefinite period of time. He also stated that even though the TOPICS program cannot provide the ultimate solution (a subway tunnel) to the problems of Huntington Avenue, it is a significant contribution toward this type of solution.

Sister Rosaria Salerno: Feared that the community was being forced to decide between safety and service.

Father Robert Case: Stated that if funding cannot be obtained for both service and safety improvement concurrently then maybe the whole transportation picture has not been comprehensively reviewed.

Kay Krekorian: Indicated that to this date there is no cure all package available and therefore it is necessary to take each step one at a time.

Dan Ahern: Indicated that there is no reason why people should be put in a position of "take it or leave it". Basically the Back Bay Federation is not against the proposed TOPICS project but it does feel that more consideration should be given to its overall depth and scope in the form of a comprehensive program which should also include a transit package which "looks ahead".

Also expressed discontent with the proposed Northeastern University Pedestrian overpass. He feels this bridge has safety hazards and that the Northeastern MBTA stop should be submerged:

Kay Krekorian: Stated that the Massachusetts Department of Public Works is open to positive suggestions within the scope of this TOPICS project. TOPICS is a traffic operations program to increase capacity and safety and is meant for immediate type improvements. Even though submerging the Northeastern MBTA stop is a good proposal assuming the the Mass. DPW agreed to this it would take, due to standard bureaucratic procedures a minimum of 11 years to implement this type of project.

Dan Ahern: Stated that if this is the case then government agencies should set up a system of communications with the community.

Bob Gately: Indicated that such a system has been established through the various city and state agencies.

It was pointed out that Fred Garvin has been working with this project intermittently for ten years and John Williams has been involved with this project for six years.

Joe Berlandi: Stated that he personally had notified the Fenway

group of this project approximately three years ago. However, since the design plans were then only in the preliminary stage he could not elaborate on the details of the project.

Sister Rosaria Salerno: Asked "If safety is the primary concern of this TOPICS project, what about transit service?"

Joe Berlandi: Stated that the BRA, City of Boston or the Mass. DPW do not believe that the TOPICS project is running counter to the long range plan for the Huntington Avenue Area.

Walter Fortune: Indicated that the Circle Federation feels that this project does run counter to the long range plan for this area. In support of this belief he stated that the Circle Federation feels that:

1. The character of Huntington Avenue should remain as a community street.
2. The volume of traffic should not be allowed to increase.
3. A subway should be built.
4. Huntington Avenue should be depressed at Brigham's Circle.
5. The funds for the TOPICS program shall be used to promote the four preceeding objectives.

Fred Garvin: Stated that Huntington Avenue is presently sub-standard and the Boston DPW does not have any money available to resurface Huntington Avenue. TOPICS will enable the DPW to accomplish this work.

Dan Ahern: What is the purpose of the public hearing?

Bob Gately: 90% consensus of the TOPICS plan will be before the project can progress any further that the design stage of development.

Dan Ahern: Stated that for the public hearing of March 15, 1973, the MBTA should make available to the community a package consisting of their plans for immediate and long range improvements for the Green Line specifically and the entire transit system in general.

CONCLUSIONS:

1. Consideration will be given to the feasibility of making a concise graphical and verbal presentation of the Huntington Avenue TOPICS project at the Museum of Fine Arts to the institutions and community leaders prior to the public hearing.

Philip Caruso

Philip Caruso

Transportation Planning Officer

apv

PC/mtc

73-64-0

cc: J. Berlandi, A. Howard, S. Dworsky, B. Drummond,
J. Galeota, P. Creegan, B. Gately, D. Graham,
T. Carty, F. Garvin, E. Colby, M. Fischman,
L. Koff

JAN 12 1973

Mr. H. Ralph Taylor, President
Building Systems International, Inc.
1341 G Street, NW
Suite 915
Washington, D.C. 20005

Re: Convent Site Project

Dear Ralph:

As promised following our recent meeting with you and John Sharratt, we are responding to the schematic site plan and cross section elevation drawings left with us by John.

We recognize that the development of the convent site for 800 units and a 2,000 car garage is a difficult proposition and will rely on the close integration of available financing and income from parking fees. Our comments are predicted on a development program as you described it of 800 units divided as follows:

- 150 units low rise - low income (3-4BR)
FHA 236, rent supplement
- 350 units mid-rise - moderate income (1-2BR)
FHA 236
- 300 units high-rise - 75 units low income (1-2BR)
FHA 236, rent supplement
225 units market income (1-2BR)
MHFA

John Sharratt has since mentioned that 200 units throughout the project would be rent supplemented.

In terms of meeting the medical area needs, this change is desirable. However, we understand that rent supplement can only be applied to a maximum of 10% of the total project, or, in this case, 80 units.

We view the proposed combination of parking and housing as a good feature. However, we do question the desirability of providing 500 units under FHA 236. Such a large number of units subject to open occupancy requirements and income limitation would tend to weight the occupancy mix to families with children from outside the community, and thus, frustrate the immediate needs of the medical community it was designed to serve. (The recent announcement of HUD's moratorium on subsidized housing applications may make this a moot point).

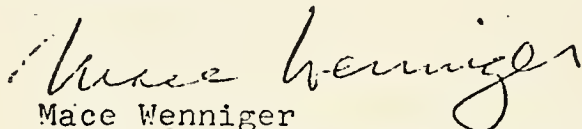
Our suggestion would be to place the emphasis on MHFA financing with a maximum 25% (or 200) of the units under FHA 236. This would provide the occupancy flexibility required to meet the medical area needs. Under the circumstances, we suspect that 800 units would probably be excessive; however, we would like you to work up a design scheme based on the following conditions and we will then re-evaluate the density question:

1. The parking is structured and landscaped.
2. The project leaves 27% of the total site in usable open space (consistent with an H-2 zoning district).
3. Provide a building set-back from the Riverway of 30-40 feet to retain the parkway quality and a building set-back from Huntington Avenue of 35-40 feet for future widening and improvement of the rapid transit line.
4.
 - A. The site plan should more clearly relate the open space within the project to Olmsted Park by a softening of the building wall along the Riverway and placement of a large open space adjacent to the Park. The open spaces within the project should be more carefully articulated by functions with some improved as active play areas.
 - B. The visual asset of the Park should be made available to more units by locating low-rise buildings along the Riverway, increasing in height to the center of the site, then reducing the height to approximate the existing buildings to remain at Kempton Street. The currently proposed bulk creates a wall that not only destroys the asset for most of the project area but overpowers the open space as perceived from the Riverway.
 - C. The visual impact of the edge of the three-story garage structure along the street in the center of the project should be reduced by lowering or by terracing the garage structure to reflect the slope of the land.

5. A. Vehicular access and egress essentially as shown on the site plan but with a clearer separation of commuter oriented traffic from residential traffic, both within and abutting the project.
- B. A principal pedestrian access route through the site from Mission Hill and the area of rehabilitation housing to Olmsted Park be available without significant grade changes or visual interruption.

The above comments necessarily reflect the preliminary nature of the present site plan. We will be glad to continue to work closely and provide additional comments as plans progress.

Sincerely,



Mace Wenniger
Chief of Development Planning
and Zoning

WW: eas

cc: John Sharratt
Pat Goeters, MHFA

February 9, 1973

c.c. R.I. Kennedy
E. Post
L. Koff ✓
C. Miller
R. Walsh
R. Piczzi
R. Klein
S. Oles

Mr. Mace Wenniger
Chief of Development Planning
and Zoning
Boston Redevelopment Authority
City Hall Room 900
One City Hall Square
Boston, Massachusetts 02201

Dear Mace:

I have just realized that I did not respond in writing to your letter of January 12. I found it to be very helpful and positive.

As you know, we have a consultant working on the program. We expect to have his report in about a week at which time we will meet with RTH, the institutions and with you. We have a site approval letter from MHFA. As soon as we are all in agreement on program, we will proceed.

We look forward to working with you.

Sincerely yours,


H. Ralph Taylor
President

HRT:ph

BACK BAY LEDGER-BEACON
HILL TIMES
BROOKLINE, MASS.
W. 8.500

FEB 10 1972

New
England
Newscl

Fenway group eyes Girls Trade

By Irene V. Gillis

Three Task Force groups and a newly-formed committee reported to the Fenway Interagency Council meeting last Thursday.

The new Community Center Committee is exploring the possibility of acquiring Girls Trade High School on the Fenway at Hemenway and Westland avenues as a Community Center for the Fenway area.

Although presently used by the Boston School Department, it is expected that the building will be vacated sometime in the near future. A spokesman for the Committee said they had not definitely decided Girls Trade was the best site for a community center but are exploring it as a possibility.

Built in 1923, reportedly as the mansion of the R.H. White family,

the sizeable School building has great possibilities for community use, they feel.

Upon surveying it the F.I.C. Committee found it to be in excellent condition with a gym, kitchen and dining facilities and many potential offices and meeting rooms.

It could accommodate community gymnasium, medical services, newsletter office, food distribution

center, drama center, legal aid offices, coffee house, day care center and nursing facilities, members said.

Presently under the jurisdiction of the BRA (Boston Redevelopment Authority), there are tentative plans to adapt the mansion for use as elderly housing.

Before pressing for use of the

(Continued on Page 12)

group ponders Trade School use

Board of New Evangelistic
with annual dinner pro-
held at Park Street
Boston.
Toms is pastor of the
Street Church. He is
member of the Associa-
tive Committee.

from Page One

community center, The Interagency Council plans to poll all Fenway social agencies and as many local residents as possible to determine neighborhood opinion on the project.

Also to be surveyed by the F.I.C. are local plans for elderly housing. Four hundred elderly housing units are reported to be under construction, but it is not clear what percentage of these will fulfill the needs of low income elderly.

One of the drawbacks of adapting Girls Trade High for community purposes would be its high maintenance cost. The building has 300 windows and costs \$5,000 per year to heat.

Serving on the Fenway Community Center Committee are Sister Rosario Salerno and Rev. Robert Case of the Fenway Center; Kay Jones of the Massachusetts Mental Health Center; Deborah Day of the Boston Forum of Christian Scientists; Randy Faddem, Court Tenants Association. Rev. Arthur Von Au, Lutheran Ministry to the Fenway; Lois Harris, Episcopal City Mission and Linda Beane, Fenway Community Health Center.

Randy Faddem reported for the Task Force on Housing which is currently researching City housing codes and the jurisdiction of agencies involved in housing. The committee, aided by a group of Northeastern University students, is investigating the ways in which the codes are enforced and how effective this enforcement is.

The Housing Task Force plans to make a listing of all known code violations in the Fenway area and to prepare a handbook for citizens showing where to get redress for housing code violations.

Northeastern University students involved are enrolled in a social welfare course directed by Mrs. Lois Ames in the Department of Crime and Justice.

They are also doing "grassroots" research for the Fenway Interagency Council's Task Force on Crime. The FIC is now comprised of 40 separate agencies and institutions in the Fenway area.

Reporting for the Task Force on Crime, Valerie Parrott revealed that her Committee plans to write

the Boston Police Department and Deputy Superintendent Craigwell and Capt. Russell of Station 4, asking for Police Community Relations meetings in the Fenway area.

"We do not feel that the monthly meetings of the Police Community Relations group at Franklin Square House adequately serve the Fenway," Mrs. Parrott said.

The Task Force on Crime intends to propose that "at least some of these meetings," be held in the basement of St. Ann's Church on St. Stephen's Street so that more Fenway residents can attend and be heard, she said.

Also high among priorities for the crime committee is the matter of reeds along Muddy River. The Committee proposed last week that a letter be written to Mayor Kevin White asking that the reeds which act as a cover for criminals be plowed into the ground.

It also questioned whether \$30,000 reportedly appropriated last year by the City for the eradication of these reeds had been expended.

"We only saw Park Department workmen cutting down reeds one day in the past year," a committee member said.

Contacted by the Citizen, City of Boston Parks Commissioner Joseph E. Curtis admitted that the reeds "do harbor undesirable people" and pointed out that there is money in the 1972 budget just returned by the Mayor to the City Council for work on Muddy River.

However, Curtis said he is strongly opposed to trying to eliminate all of the reeds. "We will definitely selectively cut them back but it is esthetically unsound to totally eradicate them."

Curtis pointed out that \$100,000 is included in the Park Dept. budget for use on the Fenway, Public Gardens, and Commonwealth Avenue Mall. In the Fenway it would go toward improved lighting, bridge repair and the problems of muck and weeds in the River.

If public spirited citizens wish to emphasize the need for this appropriation, they should contact City Council members and also keep in touch with Chief Park Dept. Engineer Frank Clark as to the specific date this appropriation will be discussed by the Council.

Curtis regards the Fenway as one of four high priority sections of

parkway in the City. Others he cited are the Common and Public Gardens, Commonwealth Avenue Mall, Franklin Park and the Jamaica Pond areas.

Curtis pointed out that \$50,000 was spent last year dredging out 25 truckloads of silt in the River near Hermonway street. The problem has reoccurred and the river will have to be dredged again.

Mrs. Parrott also reported that her Task Force on Crime is surveying street lighting in the Fenway and with the aid of the NU students will see if there is a correlation between lighting and crime in the area.

Another community survey is to be undertaken by the Task Force on Health. Linda Beane announced that the committee she is working with making a "Profile of Health Needs of the Community." It will also outline the services offered in the nearby area as well as be a resource directory for the Boston area.

A training course for para-medical personnel has begun at the Fenway Health Center at 236A Huntington Ave. and "we are anxious to reach people who want to work in the community and to determine what they want to learn," Miss Beane said.

FENWAY

FIG hears plan for Fens upgrading

By Irene V. Gillis

A presentation of the Boston Park Department's proposed plan for remodeling the Fenway Gardens highlighted last weeks' meeting of the Fenway Interagency Group (FIG).

John Wagner of Stuart Associates, the contractor engaged by the City for the project, asked for a community reaction to his proposal.

The Parks Department plan calls for a \$40,000 to \$45,000 program of street lighting, to be financed through the Safe Streets Act and the expenditure of \$40,000 of "legacy" money.

Wagner said that survey crews had studied the "paths, the interior and perimeter" of the Fens parkland, noting areas that need restoration, flag poles and drinking fountains.

His suggestion to pave paths so that vehicles could travel to the "Victory" gardens for trash and tools met with opposition from the community representatives.

They stressed removal of the bull rushes, and told Wagner that the reeds are a cover for criminals in the area.

Wagner said the reeds "probably should be cut back" but that destroying them was prohibitive. "We can't use herbicide and we can't dig them out unless we go six feet down from 30 to 40 feet from the River," he said. Such an extensive plan would

(Continued on Page Two)

Keep it

By Irene V. Gillis

Richard Rosenfeld, a travel agent who lives on Beacon Street, hopes to bring a breath of Scandinavia's cleanliness soon to Back Bay.

His proposal for cleaning the area's streets and sidewalks met little opposition when presented to 500 residents at the annual meeting of the Back Bay Neighborhood Association last week.

Rosenfeld does not want a national campaign in America.

Plans to upgrade Fenway

(Continued from Page One)

cost at least \$25,000, Wagner said.

A fence around the rushes was suggested by one resident, but Wagner predicted it would not last a year. "You can't expect to offset a social problem by landscape design," he told the FIG gathering. "If you are going to attack the bull rushes you may as well forget about other improvements," he added.

Wagner's proposal would also attack some of the drainage problems around the Fenway gardens.

The work would not affect this year's gardens but would begin next Fall. Gardeners whose plots are affected will be notified.

New lighting around the rear paths would help somewhat with the crime problem by lighting up the bull rush area. Also added would be additional picnic tables and benches.

Wagner promised to report back again with cost estimates and more concrete details of his proposal. It was agreed that an all out attack on the reeds would not be advisable.

In other action, the FIG Task

Force on Health, with Linda Beane reporting, announced that the Fenway Community Health Clinic was renamed the Fenway Community Doctors' Office.

Neighborhood sanitation such as trash disposal and rats will be discussed at the next Health Task Force meeting on June 19 at 5:30 at the Boston Center for Older Americans, 236 Huntington Avenue. The publication of a Health Needs Profile for the Community was announced.

Mrs. Valerie Parrett of the Task Force on Crime said that a report on crime in the neighborhood, researched by students from the Department of Criminal Justice at Northeastern University, will soon be ready. Sergeant Wood of the community relations department of the Boston Police Department, Station 4, is setting up a steering committee for a community relations workshop on which FIG will have representation.

A new project spearheaded by the Task Force on the Quality of Life was set in motion. It involves a Lemonade Stand set up regularly at a busy shopping center to keep in touch with community residents. More details will be announced later.

Randy Fadem, reporting progress for the Task Force on Housing, said that leased housing arrangements in Church Park now look hopeful. Applicants should apply to the Boston Housing Authority, 230 Congress Street. "I am quite certain that Fenway people will get preference," he said. He also announced that a Fenway Advisory Committee to the BRA (Boston Redevelopment Authority) is being set up.

FENWAY
MAY 18 1972

New
England
Newsclip

Elderly to stage 'Walk for Housing'

Elder citizens in the Fenway area will demonstrate their need for low income housing by a walk to the Church Park construction site on Massachusetts and Westland Avenues, near Symphony Hall, next Monday morning (May 22).

A "keynote speech" by Frank Manning at 11 o'clock in St. Ann's Church, St. Stephen's Street, will precede the demonstration. Manning is president of the Legislative Council for Older Americans, a state-wide group with 10,000 members.

Agencies sponsoring the local event include the Boston Center for Older Americans, the Lutheran Ministry in the Fenway, Fenway Center for Campus Ministry, Fenway Senior Citizens and other member groups of FIG (Fenway Interagency Group).

A luncheon and general discussion of area housing at St. Ann's Church will be held for all participants following the walk.

Church Park, a 508-unit housing development is now well underway. Residents charge that the renewal project was originally publicized as providing 25 percent low income housing.

The Christian Science Church assembled the land on which the imposing concrete structure now rises and transferred it in February, 1971, to the United Company. Spokesmen for the developer and the MHFA (Massachusetts Housing Finance Association) were unable to disclose

the price paid for the land.

Niles Realty Co. is the rental agent for the new units and among the stockholders in the development corporation, the United Company. Rents have been set at \$110 and \$130 per month for studio and one-bedroom apartments, and up to \$360 per month for two-bedroom units.

Fenway senior groups claim that the 3,000 local residents over the age of 65 have an average fixed income of less than \$200 per month. And that they could not afford Church Park rentals without some form of rent subsidy.

To date, no rent subsidy plan has been offered. The \$21,000,000 apartment complex was financed with \$19 million from MHFA (Mass. Housing Finance Assoc.). The Housing Task force of FIG claims that the "spirit of the law" setting up MHFA will be broken unless there is some form of rent subsidy at Church Park.

Patrick King of the Boston Legal Assistance Project, who has been investigating Church Park financial arrangements told The Ledger that he has been denied access to records that he considers to be public information.

"I have written MHFA demanding to see these documents. I will give them until May 17 and if they do not make them available, I will bring suit," King said.

At the regular FIG meeting last week Carl Olivier reporting for the Housing Task Force said, "Church

(Continued on Page 14)

Elderly protest

(Continued from Page One)

Park began on a promising note but has turned sour.

"We were originally promised 25 per cent would be low income housing. The United Company's definition of low income is the upper income limit of what the Boston Housing Authority sets for people living in leased housing."

The FIG housing committee plans to press for 40 per cent of the Church Park development to be offered as either subsidized or leased housing units.

Under the subsidized housing plan, also called the Brooke amendment, the federal government will make up the difference between 25 per cent of a tenant's income and the cost of the housing unit.

Leased housing is arranged by the Boston Housing Authority.

The BHA leases a specified number of units and offers them to tenants at prices set by their low and moderate income guidelines. This requires state and federal financial backing.

The Massachusetts Housing Finance Association was set up by the state Legislature to help meet the housing construction crisis. Its funds are derived through the sale of tax free bonds and notes. Developers

are limited in the amount of profits that can be made when MHFA funding is involved.

Mrs. Joy Conway, a public information officer for MHFA, told The Ledger that Church Park was originally planned as luxury housing by the BRA (Boston Redevelopment Authority). The land was acquired by the Christian Science Church and turned over to the United Company on a 99-year lease in February, 1971, she said.

Due to community pressure for reduced rents and a tight money market in the early 1970's, the developer went to MHFA for financing. That agency provided 90 per cent of the funds for the construction of the building. The law under which MHFA is set up requires 25 per cent of the apartments to be made available to low income residents, "using housing authority maximum income limits as the cutoff point," she said.

"The rents were skewed," she related, explaining that this means 25 per cent were reduced downward and 75 per cent marked up to provide low income housing.

Presently Miss Conway said the United Company, which is made up of Niles Realty and other investors, is trying to work out a leased housing arrangement with the Boston Housing Authority and it is "going well". As to rent supplement, these federal funds are now extremely limited, according to Mrs. Conway.

Speaking for the Niles company, Tony Parker said that a "tentative" arrangement has been worked out for the Boston Housing Authority to lease up to 127 of the 508 Church Park apartments. This is contingent upon BHA having the funds to do so, he said.

upon... he said.

BHA cannot make a firm commitment until six months before the opening of a development, Parker said. Predicting an occupancy date of mid-January 1973, this would mean BHA could make a firm agreement in July.

"If BHA does not have the funds then, we would have to pursue some other avenue," Parker said.

The Church Park development, according to the Niles spokesman, dates back 10 years. The Christian Science Church originally acquired the land with the intent of building an I. M. Pei-designed development, prior to the Fenway urban renewal plan.

The original intent has been to provide housing for people in the area -- single and older people and small families, Parker said.

The Christian Science Church has now acquired all the property (from 220 to 280 Mass. Ave.) opposite the development and when the new building is completed plans to raze these structures and build an open area or park.

Those being relocated -- residents and businesses -- will have a first option to lease space or an apartment in Church Park. However, they may not be able to do so financially, Parker admitted.

"There is no question that people in the middle income bracket around \$7,500 per year will be out of luck," he said.

Since 1967 approximately 2,000 applicants have expressed an interest in the new housing development. "We are now getting more than 100 inquiries per month," Parker revealed.

The new structure will have stores and shops at ground level, parking for 200 automobiles below street level, and parking for another 354 cars behind the building.

A model apartment will be ready by September and Niles will start processing leases at that time, for occupancy probably in January.

Local Fenway groups clamoring for low and moderate income housing are not limiting their efforts to Church Park. Flyers for next Monday's general meeting announce that "there is luxury housing in the planning stages for other neighborhood areas. We must be informed and united."

Irene V. Gillis

BACK BAY LEDGER-BEACON
HILL TIMES
BROOKLINE, MASS.
W. 8,500

FENWAY

MAY 11 1972

New
England
Newsclip

Fenway Group appeals for backing on Alcoholic Ctr.

To the Editor:

The following is a copy of the letter the Fenway Interagency Group sent to Mayor Kevin White, Councilor Lawrence DiCara, Robert T. Kenney, Director of BRA, and Robert J. Vey, Director of Public Facilities. My hope is that many in the Back Bay, Fenway area will write similar letters and use leverage wherever possible to help the Newbury Club continue its fine work.

Sincerely yours,

(Rev.) Thomas Mickey, OCD

"We wish to draw your attention to the need for the return of the Newbury Club near their former location at 334 Newbury St. For 30 years members of the Newbury Club were actively involved in providing counseling, recreation and jobs for 100's of alcoholics who came to 334 Newbury St. City officials interrupted this much needed service by forcing the club to relocate.

Station 16 and the stables offer perfect facilities for the Newbury Club because they are adjacent to 334 Newbury St. which is familiar to so many club members. Public transportation to this location is available to subway and by bus

on Cambridge St. and park space for cars is available in the parking lot beside the station. Members of the Newbury Club are well able to execute repair, renovation and maintenance on Station 16 and the stables as they have done so in the past. The stables and Station 16 offer the right space for recreational facilities, counseling and AA meetings. The many churches near this location which provide space for meetings and refer alcoholics to appropriate facilities would welcome a neighborhood facility which would provide a drug center to those in need at any time of day.

The Newbury Club is staffed by volunteers and supported by small monthly membership dues. No fees are charged for the counseling and recreation services offered by club members. It is considered a privilege by club members to serve any alcoholic in need of help.

We hope you will pay prompt attention to this urgent request because of the great need for services for the alcoholic.

Sincerely,

Fenway
Interagency
Group

THE LEDGER
BROOKLINE, MASS.
W. 8,500

Fenway
NOV 17 1972

New
England
Newsclip

FENPAC: Prospects brighten

By Irene V. Gillis

Hope for a FENPAC (Fenway Project Area Committee) increased considerably on Wednesday morning when Joseph Berlandi, Fenway project director for the BRA (Boston Redevelopment Authority), joined with the residents' ad hoc committee to set up a PAC. 1355

The Fenway Interagency Council (FIG) organized representatives of 18 community groups for a conference with Councilor Joseph M. Tierney, chairman of the urban development committee, to meet at 9:30 a.m. Wednesday in Council chambers.

Tierney had also invited Joseph Berlandi, and representatives of the federal housing agency (HUD), and the City's elections department to attend.

Jack McElligott appeared

for the elections department but no representative came from HUD or the BRA.

At 9:30 a BRA secretary told FIG leaders that Berlandi did not plan to attend.

Following a discussion of the details of a community election to set up the FENPAC with McElligott, the working committee decided it would be impossible to proceed further without the BRA project director.

It was voted to send another delegation to Berlandi's office on the top floor of City Hall. Rev. Robert Case, a member of FIG's executive board, Gladys Ryder of the Fenway Senior Citizens, John Newby of the Symphony Road Neighborhood Improvement Association, and Jeff Vilinsky of the Edgerly Road Playground Committee comprised the delegation.

In a brief confrontation, Berlandi told the delegation

that he was not coming because he had been invited by Councilor Tierney and not the FIG group.

Robert Kenny, BRA director, had previously stated that the agency was willing to meet anywhere, anytime with Fenway community (Continued on Page Seven)



The formation of two new task forces was discussed. One will be a Task Force on Institutions. It will concern itself with the way the many

THE LEDGER
BROOKLINE, MASS.

W. 8,500

SEP 29 1972

New
England
Newsclip and the Children

Renewal plan draws Fenway ire

PAGE ONE

135
Some 300 people, representing the parties involved—the Christian Science Church, the Boston Redevelopment Authority and Fenway residents—attended a lively four-hour hearing last Thursday afternoon before the Boston City Council on the current status of Fenway urban renewal.

Held in the basement of St. Ann's Church on St. Stephen's Street, the hearings

were conducted by City Councilor Joseph Tierney, chairman of the Committee on Urban Development. Also participating were Councilors Lawrence Di-Cara and Joseph Moakley. Briefly present were two other members of the nine-man Council, Christopher Iannella and Chairman Gabriel Piemonte.

Toward the end of the time allotted the communi-
(Continued on Page Nine)

(Continued from Page One)

ty, Reverend Robert Case of the Fenway Center for Campus Ministry, summed up the feelings of many previous speakers.

Ninety eight per cent of the Fenway residents cannot afford the rentals in the unsubsidized units planned; old stores will be coming down and no family units are being built or planned for, he said making a rare appearance in clerical attire.

"People are being ripped off by the system known as urban renewal. Everyone knows it but it still goes on," said Rev. Case. "A society that doesn't care about its elderly, its young people, or families is sick!"

"There is time to be silent and a time to speak. We appeal to the Christian Science Church that their institutional decisions are bad and they should admit it. A thing may be legal but still unjust.

"The Christian Science Church members are gentle folk, willing to help others, but that has not been translated into the systemic decisions," Case continued.

"The Church must give up their land-grabbing and stop considering housing as an abstraction and buildings apart from life styles.

"The time has come to stop Wasserman, (a Fenway developer). We are asking the City Council to stop the BRA and to assert itself.

"The people who have suffered will not let Wasserman build without a tremendous fight," said Case adding that he had no personal animosity to the Christian Science religion. "I would say the same if the Roman Catholic Church were involved," he said.

Councilor Tierney reminded the audience that he and Councilor Albert L. O'Neil had signed their names in a suit against developer Jerome Rappaport in a similar complaint in the West End.

"Only the individual developer benefits. We are not afraid to take on the BRA," said Tierney.

Preceding Case, Melvin King, who won the Democratic nomination for Representative from Wards 4 and 10, and is virtually assured of election in November, accused Fenway developers of building a "segregated community where only rich can live."

"Its walls will make the Wall of China look like a small thing," said King, who was modishly in an electric blue knit jump suit and wore his "I have a Dream, Too," button.

He pointed out that there have been no urban renewal projects in parts of Boston where there is an elected city councilor residing. "It has been tried only in areas like Charlestown, Roxbury, Allston the South End."

King charged that City Councilors had kept urban renewal out of their areas and urged that Fenway residents organize a PAC-Project Area Committee "to make sure the programs serve your need."

Fenway community residents claim that the Boston Redevelopment Authority will not consider such a plan.

In a statement issued at the hearing, the Fenway Interagency Group which requested the neighborhood hearing charge that the BRA renewal specifically called for 3,000 units of new moderate rental housing;

the rehabilitation of 80 per cent of the existing dwelling units and substantial improvements in public facilities.

"After seven years," said the FIG Task Force on Housing statement, "the Colonnade Hotel, Church Park and Morville House for the Elderly are the only completed or nearly completed projects.

"Only 274 of these 965 units are low or moderate rentals. The Housing stock has been depleted from maintaining their property through harassment from the BRA Rehab Counselling Program and through the constant threat of eminent domain.

"Their future plans call for new luxury apartment buildings and luxury commercial space and more demolition of low rental apartments and commercial facilities."

The FIG members call for the City Council to enact a moratorium on all BRA activities in the Fenway urban renewal area except what is already nearly completed; that the Council formally censure the BRA for its irresponsible and damaging actions and that the Council favorably accept the amendment to the workable program of the BRA proposed by David Scordas and now pending before the Council.

In an hour of testimony allotted to the BRA, Fenway Project Director Joseph Berlandi gave a parcel by parcel description of what has happened since urban renewal began on the Fenway in 1965.

Berlandi was closely questioned by Tierney on the original agreements made for Parcel 2, the site of the Colonnade Hotel owned by the Colonnade Trust with Bertram and Ronald Druker as beneficiaries and Parcel

3, where the Wasserman development corporation plans a residential "middle" income development with rentals of \$360 and \$400 per month for one and two bedroom apartments. Both parcels are on Huntington Avenue near the Prudential Center.

As Berlandi defended the BRA's actions, BRA director Robert T. Kenny, who had time turned down an invitation to attend, was signing over a parcel for the Wasserman project.

Testimony revealed that land for all development undertaken to date on the Fenway for Church Park, the Colonnade and the Wasserman site, has been assembled by the Church Realty, and leased to private developers with the approval of the BRA.

Another development questioned was the proposal for "Symphony Plaza East", the corner of Massachusetts Avenue and Huntington, where plans are under way for the State Street Trust Co., to build two 32-story towers of elderly housing.

Reference to poor soil conditions and heavy traffic at this site were made by the Councilors.

Berlandi was also queried about progress in rehabilitation of existing structures and said none had been undertaken to date. Residents charge that in the original presentation made by the BRA which won acceptance by Fenway residents and institutions in 1965, extensive rehab had been promised.

Another issue raised was the demolition of small businesses and stores. Asked to estimate the rentals currently paid by merchants, John H. O'Neill, Jr. chief BRA business relocation director, put the rate at

from \$2.50 to \$7 per square foot.

Massachusetts Avenue merchants have charged that they were promised priorities in new buildings but that they cannot afford new rent schedules. Many plan to move from the area, posing a problem as to where low and moderate income will find suitable shopping.

Project Director Berlandi stated that 2,500 units will replace 750 living units that stood on the developed parcels. 1,534 of these will be low and moderate income housing under FHA 236 arrangements of 25 per cent subsidized income. 1,100 units or 43 per cent will be for middle income bracket financed by the FHA under the 220 program. Some 75 units are planned for low or moderate income elderly, Berlandi said.

Councilor Tierney pointed out that there seemed to be a lack of 3-bedroom apartments suitable for families in the plans.

Berlandi told the Council that the original BRA plan calling for residential use of Parcel 2, now the Colonnade Hotel, was changed to non-residential use by the action of a previous City Council in 1969.

Parcel 3, Berlandi said, was assembled by the Church Realty Trust and turned over to the Wasserman company for 319 units of housing and will include commercial space on the ground floor and parking for 213 vehicles. "It will balance the residential fabric of the Fenway," he added.

Berlandi said there has been no special tax agreement on the parcel. "It

(Continued on Page Thirteen)

Planners learn of renewal objections

Fenway group dramatizes plans

Stephen Silha

Staff writer of The Christian Science Monitor

Boston

The New Boston Tea Party" — the annual conference of the American Institute of Planners (AIP) held this week in the Sheraton-Hilton Hotel — became a handy arena for local citizens to dramatize plans for their own neighborhood.

The Fenway Interagency Group (FIG), which had attracted earlier attention at Boston City Council hearings on the Fenway Urban Renewal Project, twice added presentations to the planners' already packed program.

They told planners they are "in the process of shutting down the fifth urban renewal project in this city."

During a session on "radical planning," the group showed a film on Fenway area reconstruction, and asked the planners to "put up or shut up" on their radical ideas about solving the community in planning.

The film concluded with the contention that building "is clearly being built for people who haven't moved into the Fenway, not for the people who live there now."

Statements criticized

They criticized previous statements by planners that suburban residents should be attracted back to the central cities in order to counter sagging economies.

Announcing plans to start a community development corporation to work in the public interest, the group asked the planners to help them make maps and charts which they say they need in order to get the Boston Redevelopment Authority (BRA) to listen to their ideas. "If you're ready to work with us on equals," said Randy Faden, a spokesman for the group, "we're ready."

"We'll tell you where the stores are that serve the different communities. We'll tell you what people live on which block, which churches serve which people. Then you can help us try to meet their needs for the future."

Evidently some of the planners were listening. Although most of them were not from the Boston area and considered the specific case outside their sphere of influence, the AIP board of governors passed two resolutions: one advising the board of planners to institute policies which would safeguard against such time lags; another asking AIP regional director Melvin Feldman to investigate a possible breach of ethics by the BRA.

The planning director of Action for Boston Community Development program also told the FIG spokesmen he would help, reported Davis Scodras, one of the group's leaders.

Surprise demonstration

The previous day, FIG staged a surprise demonstration after a luncheon speech by Edward J. Logue, who was head of the Boston Redevelopment Authority when the Fenway project was approved in 1967. Currently he is president of the New York State Urban Development Corporation.

Dressed as Indians, about 20 men, women, and children from the community marched before the convention and presented complaints about the way the BRA plan had been carried out.

Their statement, read by Anna Fay, an elderly woman from the Fenway neighborhood, questioned what would happen to residents and store owners scheduled to be displaced by building and beautification plans for The Mother Church, The First Church of Christ, Scientist. Low- and moderate-income housing, including two units for elderly residents, the group said, had been

promised by the BRA, developers, and The Mother Church but are not there.

Mr. Logue, who had spoken of "including all Americans in our main stream as planners," responded that the group had hit the "wrong target." He defended the original Fenway plan and said he was "disappointed" that new housing development had become "out of phase" with the plan.

The tea-party demonstration got prominent press coverage.

Mr. Scodras said the group was prepared to go to any extreme, including legal action, to prevent on 11-story development, with projected rents at \$336 and \$460 for one- and two-bedroom apartments, scheduled for erection on Huntington Avenue by Cambridge developer Max Wasserman.

John Selover, head of community relations for The Mother Church, said in an interview that the church has had a difficult time getting developers to build low-income units, even though the church tried to "practically give away the land." This is the third developer we've tried for that parcel," he said, pointing out his office window to the projected elderly housing site on Massachusetts Avenue at Huntington Avenue.

He also indicated that the church has held a number of discussions with area residents and plans to continue to do so.

Many of the AIP planners commented that similar housing problems are occurring in other cities. One planner who said he is putting up low-income housing in East St. Louis, Ill., criticized the Fenway group. "You can't just stop something without putting another plan in its place."

FENWAY

Berklee dorm pros and cons rage 4 hours

By Paul Burton

More than four hours of testimony were heard at City Hall last Tuesday as Berklee College of Music sought for a conditional use permit to buy the Bryant and Stratton dormitories, but it will be at least two weeks before the Board of Appeals reaches a decision.

The buildings are at 136 and 152 Massachusetts Ave., the old Fenway Theatre and the former Sherry Biltmore Hotel. The Biltmore was hit by fire eight years ago, and closed shortly thereafter. In 1966 Bryant and Stratton purchased the parcel and used it for classes and dorms, closing them in early 1971. If the sale to Berklee is rejected, college spokesmen claim that Bryant and Stratton faces bankruptcy.

At Tuesday's hearing, attorneys and spokesmen on behalf of the applicant schools said that the building would be best for dormitory use, and that housing would not be feasible. The Neighborhood Association of the Back Bay and the Back Bay Federation both prefer low and middle income housing.

A conditional use permit is part of city policy, which attempts to restrict the expansion of educational institutions through attrition. An expanding school must pay in-lieu taxes to the city. A permit in this case is also required because of a

change of occupancy from a non-degree-granting to a degree-granting institute, in a general business (B-2) district.

Edward J. Davis, attorney for Bryant and Stratton, claimed that the Zoning By-Laws were "invalid". "It's the type of use that the law states is different," he said. "not the ownership. That building has been used for dormitory purposes since 1966. The law also states that a zoning by-law is not to be used as a device to maintain a low tax rate."

Richard J. Mulhern, general counsel for Berklee, noted that the laws state the change of occupancy has to meet several guidelines, and that the school's plans meet those requirements.

"The specified site is ideal," asserted Mulhern. "The occupation will not adversely affect the neighborhood, in fact, it will add to it; we do not expect any nuisance on the part of the students because they will be controlled in the dorm; and we don't expect the addition to create any additional traffic hazards."

"The type of student that attends Berklee is not your typical college student; they are hardworking, industrious young people with a vital concern for the community."

"If this application is denied, then Bryant and Strat-

(Continued on Page Twenty-five)

Berklee dorm pros and cons

(Continued from Page One)

ton will go bankrupt, five hundred students will be forced out of the dorms; commercial businesses will drop, and a building will stand vacant."

Mulhern added that plans for soundproofing the building are included for the construction, and that the plans were approved by a nationally-known acoustics expert. Construction was temporarily halted pending the Board's verdict.

"Sound and nuisance will not be a factor here", said Mulhern. "We have testimony and endorsement from neighbors and different merchants in the community."

The Massachusetts Historical Society, the present abuttor to Berklee at 1151 Boylston St., stated that no problem with noise or behavior had been experienced with the school. "We take delight in having Berklee as a neighbor," explained Malcolm Feinberg of the Historical Society.

Other favorable testimony was heard from Berklee faculty, several of whom praised the character of the music students as well as their excellent relations with the school.

More than 40 Back Bay merchants signed a letter of endorsement which said that Berklee was an enjoyable neighbor and that no noise was created.

Lee Berk, vice-president of Berklee, said that despite Berklee's relatively small student body, it is reputedly "the largest music school in the world." "Of the 1,600 students," said Berk, "three-quarters are from out of state."

"We had students from all over the world who had to know whether or not the dorms could be used," said the Berklee administrator.

Students began to move into the building on Labor Day, an apparent violation of city policy which states

that an applicant for a conditional use permit must "await a final decision by the Board of Appeals before occupying such properties."

Mulhern explained that he advised Berklee to let the students in as a result of an agreement reached between the lawyers of both schools and Corporation Counsel Herbert Gleason, and Board of Appeal Chairman John Priestly.

"Berklee was in a quandary in late August when both earlier hearings were postponed. The school had over 500 students and the academic season was approaching."

"Herbert Gleason told us that if we moved in then there would be no opposition on behalf of the city if two limitations were met: First, that there be no more than 500 students in the dormitory; second, that any major construction be stopped before the Board of Appeal hearing."

"There has been no deception on our part, and we have acted in totally good faith."

The Neighborhood Association of the Back Bay and the Back Bay Federation both voiced strong opposition to the possible Berklee takeover, as did the abuttor to the rear, St. Cecilia's Church, and Barney Frank, Democratic candidate for State representative from Ward 5.

Msgr. Vincent J. MacKay of St. Cecilia's Church, which is separated from the rear of the Eiltmore structure by a narrow side street only 30 feet wide, testified at the hearing that the presence of another student dorm would be extremely bothersome to the church.

"Bryant and Stratton's use of the building was atrocious," asserted the pastor who added that "They (dorm students) would use St. Cecilia's street as a garbage bin, throwing dirty plates, rubbish, and -- even more dangerously -- Coke

bottles out the window."

"Already we've had some disturbances with Berklee and their music-playing, and if it continues it will interfere with the religious services we conduct."

"This is a classic case," related the Msgr., "of a church nearly 100 years old being run over roughshod by a group of Johnny-come-latelys, and the city, with its inept law department, failing to protect us."

Both John Williams, director of NABB, and Daniel Ahern, BBA head, feared the ever-expanding student situation in Back Bay and favored housing.

"No matter what they say, control of student bodies is unobserved," charged Williams. "When students occupy an area, they bring along a certain element of disorder. In the Back Bay, where there are 40 institutions in all, you've got too many students already."

"I'll tell you what our 'Athens of America' is: it involves beer cans, rubbish, and toilet paper."

Zoning Chairman Frank Pratt of NABB, also a Boston Redevelopment Authority employee, presented to the Board about 500 signatures which opposed the student occupancy of the building. He also accused the two schools of making a "nice, slick presentation."

"Berklee has failed to give us definite plans as to what they're going to do," said Pratt. "They have clearly violated city policy, and are running roughshod over the city."

"The BRA says that the corner is one which is ideal. It's highly attractive, with transportation and plenty of stores and restaurants nearby. It's excellent for redevelopment."

Ahern, speaking in reference to statements made by attorneys for the applicants that housing would not be successful in the area, pointed out that the Somerset, the Vendome before the

tragic fire, and other buildings were successfully converted into housing.

He also said that while Berklee announced that they will attempt to sell their present dorms (275 Newbury St. and 85 Hemenway St.) to non-institutions, putting the structures back on the city's tax roll, they would make the prices excessively high so that only

an institution could afford to buy them.

"This is an important case," said Ahern, "because there are other schools interested in expansion who will follow suit."

Barney Frank said "The main issue here is whether or not Berklee is a good school -- it's whether or not city laws are eyed."

BOSTON HERALD, TRAVELER &
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OCT 7 1972
FENWAY
New
England
Newsclip

More Low Income Units Urged in Fenway

BRA'S Luxury Housing Plan Hit

By DAVE O'BRIAN 1355
The Boston Redevelopment Authority's plans for luxury housing in the Fenway Urban Renewal Area came under sharp criticism yesterday at a day-long City Council hearing.

BRA Director Robert T. Kenney was summoned to the hearing, but was never allowed to testify.

After lengthy testimony, mostly from community spokesmen condemning both the BRA and the Christian Science Church for not providing enough elderly and low rent income housing in the project, Councilman Joseph M. Tierney unexpectedly recessed the hearing at 4 p.m.

Kenney, who had been waiting to testify, jumped to his feet and angrily declared: "You sat us here all day long and it's about time you let us get the facts across."

Tierney, who is chairman of the council's Urban Development Committee, said Kenney would be questioned when the hearing resumes on Thursday. Kenney charged that Tierney was merely "grandstanding" and not really interested in hearing the facts.

Kenney distributed a lengthy prepared statement in which he replied to the charges by the witnesses.

The statement said the proposed project will

replace the 800 low income units presently occupied mostly by students and senior citizens with an equal number of apartments with rents "at public housing levels."

In all, the statement said, 2600 new rental units will be provided, and 1100 of them will be luxury apartments. "It is certainly no secret that the objective of the plan is to modify somewhat the composition of this neighborhood and provide housing that will attract individuals of different income levels," Kenney's statement said.

Pastor Arthur von Au of the Lutheran Ministry of the Fenway has testified that the BRA's failure "to provide housing and appropriate neighborhood facilities to allow persons on fixed incomes to continue to live and work in the area is shocking and disappointing to us." He called for a "moratorium" on further Fenway renewal until more community participation is arranged.

And Murray Glazer, president of the Mass. Ave. Board of Trade, charged that the BRA is creating blight in the area, rather than removing it, by demolishing thriving small businesses.

President Charles Teague of the Fenway Civic Assn. said people now living in the area can only afford rents in the \$100-\$150 a month range for one bedroom apartments

He criticized the proposed Huntington Ave. Apart-

ments project, to be built adjacent to the Hotel Colonnade, and said it will include rental units starting at \$336 for one bedroom apartments.

That project, along with the Colonnade, drew the most fire.

Councilman Tierney and others contended that the location of the hotel on a parcel originally designed for permanent residential housing constitutes a major plan change and brings the whole project under question legally.

Assessing Com. Theodore V. Anzalone defended the city's policy of giving tax concessions to hotels and motels, saying: "Either the city grows or it dies. If we overtax the hotels and motels, they'll build in the suburbs."

Tierney contended such tax breaks encourage transient housing "at the expense of the homeowner, who has to make up what these people aren't paying."

The purpose of the hearing was to investigate the circumstances under which changes in the Fenway plan—which the BRA terms "minor" — have taken place. The council already has approved the original plan.

In addition to Kenney and Anzalone, all members of the BRA board were summoned by the council but never did testify.

7 1972

Boston councillors hear Fenway plan critics

By a staff writer of
The Christian Science Monitor

Boston
Changes in the Fenway urban-renewal
have been minor, Robert T. Kenney,
of the Boston Redevelopment Au-
(BRA), said in a statement issued at a
before the City Council committee on
development Friday.

Councillor Joseph Tierney, chairman of the
committee, said that changes are major and
should have been submitted to the City
Council before they were implemented.

Miles Mahoney, commissioner of the State
Department of Community Affairs, testified
that as far as the state is concerned no
changes have been made. He said his records

of the Fenway project end with the state's
approval in 1967.

All three were referring to Parcel 2, now
the site of the Colonnade Hotel on Huntington
Avenue. This is the only parcel completed out
of a plan that calls for 2,654 housing units —
including 663 low-income, 889 moderate-
income, and 1,102 middle-income.

Originally, Parcel 2 was scheduled for
residential units, with commercial space on
lower floors.

Plan change discussed

The BRA rates the shift to a hotel a "minor
plan change."

Controversy over the Fenway plan centers
around the building of low-income units. Six
community witnesses Friday charged that
elderly, low-income, and fixed-income resi-
dents of the Fenway area are being left out.
These speakers were the Rev. Arthur vonAu,
Lutheran minister to college students and
residents in the community; Maury Glazer,
president of the Massachusetts Avenue
Board of Trade; Charles Teague, president of
the Fenway Civic Association; Frederick W.
Crumb, executive director of the Boston
Center for Older Americans; Miss Margaret
Woodward, an elderly resident of the area,
and Margaret Shapiro, a real-estate dealer.

Most of them praised the purpose of the
changes, but said they feared that nothing
was being done soon enough for the elderly.

Mr. Glazer complained that nothing is
being done for small store owners who will
not be able to pay rent in the new commercial
areas.

Letter read

Miss Woodward read a letter she said she
had received from The Mother Church, The
First Church of Christ, Scientist, saying that
"the utmost precautions are being taken to
make relocation as easy as possible." She
said she believed the church is doing every-
thing to help residents make necessary
moves.

Mrs. Shapiro proposed a committee of
landlords, citizens, churches (including The
First Church of Christ, Scientist) and the
BRA to plan for the Fenway area.

The Rev. Mr. vonAu said that the Fenwa
Interagency Group is the one organizatio
that has tried to do something, and he aske
for an immediate moratorium on building
until there is "effective community in-
volvement in the planning."

A spokesman for The Mother Church wa
scheduled to make a statement of the
church's position in the afternoon session
the hearing, which had not convened at th
writing.

Fenway
OCT 20 1972New
England
Newsclip

Fenway Civic Assoc.: alive and active

To the Editor:

In recent weeks the Fenway Civic Association, Inc., has been the target of several hard digs and snubbing. We are a neighborhood organization devoted to bringing city people together rather than dividing them, and have kept quiet until now. But the latest thrust went a little too far and needs a public answer. This fall also, we hope, be helpful information for newcomers in the community.

The author of an article on the Fenway urban renewal in the Real Paper, Oct. 4 stated inaccurately that F.C.A. is defunct, pretends to represent the community and is an arm of the Christian Science Church. This is too much.

As Jack Webb says, "The fact, facts - I only want the facts!" and here they are. F.C.A. has held monthly

publicized meetings ever since 1961 (except in summer). Average attendance is 50 and sometime many more. Recent activities:

September: annual picnic and white elephant sale.

September representatives at City Council-BRA hearings.

October: Neighborhood Involvement - speakers from BRA and FIG (of which FCA is a member).

Thurs., Oct. 26: Candidates Night for Wards 4 & 5 at the YMCA; League of Women Voters co-sponsors.

We have had other political meetings in the past, some also in cooperation with the LWV. Since Ward 4, Fenway area is practically without elected representation down at City Hall or up at the State House. Ward 5 representatives (and various City Councilors earlier) attend our meetings as the

only means to reach this neighborhood and vice versa.

Some activities have included campaigns to prevent takeover of the Fens parklands for other purposes by university or state, and annual spring clean-up projects. Many special meetings with the BRA have taken place, both publicly and in smaller sessions with board members. We have been fully aware of renewal plans and we have a housing committee. For some strange reason, we have not met one of the same citizens at any of our past meetings who are now raising loud voices as if they represent this community, and who claim they weren't consulted by the BRA. Where were they before now? Thus we register a vigorous protest to the Urban Affairs Committee of City Council

for approving a resolution which would hand over to the Fenway Interagency Group powers regarding urban renewal plans.

FCA was begun as a direct result of the fatal mugging of Boston Symphony Director Charles Munch's secretary in what was then a parking lot near Symphony Hall and now the site of Church Park Apartments (not owned by a church). Chapter members were area citizens of various religions, or none, including a minister. We have a constitution and annual elections.

Only two presidents of the past five have been Christian Scientists, none of them church officers. The current FCA president is not a member, and no meetings are held in the Christian Science Church or on its property. Though it would

(Continued on Page Five)

Fenway Civic Assoc.: alive and active

(Continued from Page Four)

have been nice, the Church has declined all requests to post fliers.

Channel 5's "The Investigators" and other supporters of the Housing Task Force of Fenway Interagency Group (FIG) should think again before throwing stones for there is a polished glass house around it. Where do its many funds come from? Why are there no dues or elections? The public should have this information before granting it any powers or even possibly public funds.

Because FCA aims to represent both sides of the Fenway and because there is no other public meeting place in its area, the Seventh Day Adventist Church on Jersey Street kindly lends free use of its basement for alternative monthly meetings. Other are held at the YMCA or Horticultural Hall.

We are an active group - with more potential, to be

sure - we have long experience in representing Fenway, and we are connected with any church. All citizens working or living in the Fenway are welcome at our meetings and to join with other neighbors in solving problems and keeping this a wonderful place to stay in.

Sincerely,

Signatories:

Rev. G. Vaughn Shedd
Mrs. G. Vaughn Shedd
91 Westland Avenue

Frances J. Kemp
14 Clearway Street

Elizabeth J. White
1209 Boylston St.

Frances G. Borden
40 Clearway Street

Jessie I. Miller
91 Westland Avenue

(Some members of Fenway
Civic Association)

Fenway
NOV 16 1972
New
England
Newsclip

Fenway area group asks role in renewal decisions

Representatives of 15 agencies from Boston's Fenway section met with City Councilman Joseph M. Tierney's committee yesterday in an effort to get involved in the decision-making process of urban renewal programs in their area.

According to Tierney, the representatives were organized as the Fenway Project Area Committee (FENPAC). The group has two subcommittees, one to set up guidelines for election of officers in FENPAC; the other to work on a charter.

Tierney said the Boston Redevelopment Authority (BRA) promised full cooperation with the group.

"It looks good, unless the BRA goes back on its

word," Tierney said. There will be a follow-up meeting Monday at 6:30 p.m. at the Fenway Center, Tierney said.

The Boston City Council executive committee will hold what is expected to be a stormy hearing on several rent control ordinances

this morning at 10 in the council chambers.

Among the ordinances to be debated are Councilman Lawrence S. DiCara's proposal to adopt the state rent control law and Mayor Kevin White's rent control plan.

Several tenant organiza-

tions have charged that White is backing a "weaker" rent control bill and that the state law is the strongest rent control bill.

However, the mayor's aides argue that White's bill is actually stronger than the state rent control law.

DGER
KLINE, MASS.

500

20 1972

New
England
Newsclip

Fenway plan should be made flexible

To the Editor: 135

First, my thanks to Irene V. Gillis for her (by my lights) even handed reporting of the BRA-Fenway debate.

The Boston Centre has made its position clear: There are merits on both sides. We wish primarily to see truly low income and moderate income housing built for the elderly and built with dispatch!

The crux, as BCOA views the matter, is this: What may have been entirely acceptable "resident involvement" in 1963 - 1966--when the Fenway plan was evolved--is no longer acceptable. While realizing the necessity of long range planning in urban renewal (on the order of five to 10 years)

we would hope that no planning process is so rigid as to forbid modification based on newer heightened public awareness of the

impact of such a process.

All institutions, including the BRA, have a kind of built-in inertia; once aimed in a given direction, it is very difficult for such an organization to change direction. But institutions are made up of human beings and humans can talk and reason together--especially if ego don't get in the way--ego which perceive criticism as a threat.

To coin a cliché, nobody is perfect. Compromise is the fuel of human process. The BCOA hopes that all parties to the present Fenway Urban Renewal Project debate will realize that and (before much longer) sit down together and work out the necessary compromises which will enable meaningful renewal to begin.

Sincerely,

F. W. Crumb
Executive Director

The Christian Science Monitor
BOSTON, MASS.

Fenway
NOV 17 1972

New
England
Newsclim

Fenpac hopes to take up Fenway cudgels

By a staff writer of The
Christian Science Monitor

1355

Boston

A proposal to form a new community group, Fenpac, to be concerned with urban renewal issues in the Fenway area, will be presented at a public meeting at 6:30 p.m. Monday, Nov. 21, at 68 St. Stephen's Street.

The formation of Fenpac was tentatively worked out Nov. 15 in a meeting of representatives of 17 community organizations at City Hall. The meeting was called by City Councilor Joseph Tierney, chairman

of the Council's Urban Affairs Committee, to help develop a workable program for the Fenway Redevelopment Project, now in progress in the area but challenged by the Fenway Interagency Group (FIG), a citizens' group.

Meeting with the group was Joseph J. Berlandi, director of the Fenway Project for the Boston Redevelopment Authority. Mr. Berlandi answered questions relating to a four-point Fenpac agenda:

—Professional staff and office space. Mr. Berlandi said the U.S. Department

of Housing and Urban Development (HUD) can authorize a staff, office space and equipment once Fenpac is formed and recognized as a community group.

—Election of Fenpac officers. BRA will lend its election process and program for this activity.

—Funds. Fenpac may apply for funds for office, staff, and equipment through HUD.

—Fenpac powers. This will be determined once the community makes a decision after the public meeting Monday.

Mr. Berlandi agreed to meet with the groups after talking with a delegate Thursday morning, being assured that the group represented the Fenway community.

Sr. Rosaria Salerna, leader of FIG and representing Fenway Cam. Ministries, called Thursday meeting productive, one that would give the community some power in making decisions in relation to the Fenway Project. FIG has said the project is failing to meet the housing needs of poor and elderly living in the community.

The Christian Science Monitor
BOSTON, MASS.
D. 217,264

Fenway
NOV 22 1972

New
England
Newsclip

Fenway residents organize

By a staff writer of
The Christian Science Monitor

Boston

Residents of the Fenway community have voted to organize a Fenpac community organization to work with the Boston Redevelopment Authority to provide citizen impact into the Fenway Redevelopment Project, approved five years ago and now in process.

Randy Fadem of the executive committee of the Fenway Interagency Group (FIG) presided over the Nov. 20 meeting, which attracted an overflow crowd to the Fenway Center. Joseph Berlandi, director of the Fenway project, represented the Boston Redevelopment Authority.

Mr. Berlandi explained the BRA's position on Fenpac. "We support and desire the formation of a project area committee [Fenpac] in the Fenway," he said. "It has been only within recent months that the community has asked for such a program."

He called the meeting "positive" during an interview, and added that there will be more meetings and more discussions before final action can be taken to meet federal requirements.

A key topic of the meeting centered around eligibility for membership in Fenpac. Mr. Berlandi explained that all members must be residents of the Fenway Project area, saying, "There are enough interested, qualified, concerned people to serve in the Fenway."

Spokesmen for FIG, which has spearheaded efforts to organize a Fenway community group to work with BRA, called the meeting "progressive." Another community meeting has been set for Monday to organize, to make elections plans, to form subcommittees, to work out funding, and to set a tentative budget.

The discussion, however, did not settle how the Fenpac would be financed, although it was suggested that community groups — at least 17 were represented at the meeting — provide preliminary funding with possible permanent money coming from HUD. There was some objection expressed against federal financing, but no decision was made.

Monday's meeting was called by an ad hoc committee of representatives of the 17 community groups.

FIG eyes plan for Huntington Ave. frat houses

By Irene V. Gillis

New issues affecting the quality of life in the Fenway are attracting the attention of the Fenway Interagency Group. At its final meeting of the year last Thursday, FIG members agreed to take action regarding the proposed widening of Huntington avenue from Gainsborough street to Brigham Circle and the impending transformation of Symphony road into a "Fratern-

ity Row" for Northeastern University.

FIG members agreed that what was needed along Huntington avenue was more than a cosmetics job of landscaping and new sidewalks. They will press for an extension of the subway, in line with the general trend of improved public transportation. A public hearing on the matter is scheduled for early January. Meanwhile FIG leaders will notify the

Boston Redevelopment Authority of its objections to present plans.

Also reported was the acquisition of several large apartment units on Symphony Road by fraternities at Northeastern University. The buildings reportedly are mostly occupied by elder citizens on fixed incomes and there was uncertainty that these residents had been given proper eviction

(Continued on Page Five)

More elder citizens being di

(Continued from Page One)
notices.

A Northeastern University official declined to discuss the matter on the telephone with The Ledger.

The presence of fraternity houses in the Symphony area is viewed as highly undesirable by the residents who claim the students have been "run out of Brookline," where their frat houses were ordered to be closed as of December 29. Several Brookline town officials contacted by The Ledger claimed to be unaware of any such instances.

"To displace these elder citizens in an already tight housing market will wipe out all our gains in low and moderate income housing," said Rev. Robert Case, referring to the demonstrations last Spring that opened up low and moderate income units in the Church Park development.

FIG members agreed to explore the legal rights of residents, mostly elderly, who are being forced to leave the Symphony Road apartment buildings as well as the legal right for the Northeastern fraternities to acquire the property in an urban renewal area.

"It may be necessary to go into the housing court to defend these people," said Fritz Crumb, director of the Boston Center for Older Americans. However, the right of an agency to act as an injured party before the Housing Court has not been established.

"The trouble is," observed Rev. Case, "people don't know their rights. They've never won anything and have adopted a 'Well, we'd have to go sometime attitude.'"

A meeting was announced for January 11 at the Seven Day Adventist Church, 105 Jersey Street, for a community discussion of the Northeastern University action.

Also concerning FIG's housing task force is the

application of the Levron Corporation to rehabilitate hundreds of housing units in the Peterborough street area. Eleanor Williams of the Mission Hill/Fenway APAC will research the matter.

Yet another threat to existing housing supply is the unsubstantiated rumor that the Huntington Hotel is to be turned into a half-way house for released prisoners.

"Prison reform is a sensitive area," said Rev. Case, "but we are also concerned with depletion of the housing in the area."

Being viewed as a possible site for elderly housing by the group is a vacant lot being used for parking at Wentworth University which is said to belong to the City of Boston.

The Fenway Interagency Group which originally sparked the controversy over the Boston Redevelop-

ment Authority's alleged failure to provide low and moderate income housing in the Symphony urban renewal area has not lost interest in that issue.

Action, however, has been taken by a group of residents and former residents who have brought suit against the BRA, the Christian Science Church, HUD (Housing and Urban Development) and the Wasserman Corp. A temporary injunction to halt further development in the Fenway urban renewal area is expected to be heard in January.

Legal Assistance lawyer Daniel Sullivan addressed FIG members last week concerning the suit known as Jones vs. Romney.

Sullivan pointed out the difficulties of bringing a class action suit in the name of a community and pointed out the importance of maintaining liaison with the residents.

The main thrust of the case he said is to focus on

the overall Fenway urban renewal plan which would radically alter the overall character of the neighborhood.

Factual basis for the action is the plan of I. M. Pei, architect commissioned by the Christian Science Church, that proposed around 1960 a barrier of middle income development outside the "Court area" of the Church.

industry operates on the profit; if wages go up, so and the willing buyer pays is almost painless, when the public payroll, where

placed:

According to Sullivan, Pei suggested seeking the assistance of public agencies to build this "fitting setting for the international center of Christian Science." Shortly afterward, he said, the BRA submitted an application to HUD seeking to create the Fenway urban renewal area. The 1965 application proposed 3,000 units of middle income housing.

The community gave its approval to a plan of low and moderate income housing development. Such undertakings as the Colonnade

Hotel, proposed Wasserman and La Centra luxury housing developments are not in keeping with that promise, he said.

Basically, said Sullivan, the suit is asking the Court to enforce the original Fenway urban renewal plan as agreed upon by the community.

The Pei idea of building a "Gateway to the Fenway" has never been dropped, he said. The two slender towers being considered for the intersection of Massachusetts and Huntington avenues for 32-story elderly and low income housing may never come to pass, Sullivan said.

First of all, these pieces are "incredibly narrow strips of land" with suspicious sub-soil conditions. They would be "like straws in the wind.

"If they cannot be built, then where will elderly and low and moderate income housing be built? That is why the Wasserman and

LaCentra developments are related to the low and moderate income housing problem," he said.

Sullivan stressed that those bringing suit do not wish to interfere with the formation of the FENPAC (Fenway Project Area Committee) or to be portrayed as negative. "We do not maintain that urban renewal is unnecessary, and we don't wish to get out of touch with the community," he concluded.

comes
certainly
ants had
eviction
Page Five

Bob DeSimone

Larry Koff

Feb. 6, 1973

Kenmore Square: Meeting at BRA

In Attendance:

BRA

Mace Wenniger

Larry Koff

CITY

Sheldon Drucker

Lucy Homans - Little City Hall (LCH)

Mel Karden - " " "

KENMORE ACTION COMMITTEE

Muriel Kasdon

Madeline Kasdon

Harold Brown

Dan Ahern

Franklin H. Fox

KENMORE COMMITTEE

Arthur M. Griffin (Graham Jr. College)

Alexander S. Beal (Graham Jr. College)

James F. Nestor

R. B. Cutler

James F. Ryan

OTHERS

Dan Finn - Boston University

Charles Hoodman - Boston University

Tad Stahl - Architect for B. U.

Ronald Simons - Levron Properties

Purpose of Meeting

1. Bring various individuals up to date on current projects and proposals in Kenmore Sq.
2. Review check list of problems / sub-area (see attachment).
3. Determine priority sub-area and problems on which to concentrate attention of BRA, LCH, and Kenmore citizens.

Maps Presented to Group

1. Land Use
2. Zoning
3. Sub-Areas
4. Current Projects and Proposals
5. Problems / Sub-Area
6. Opportunity Areas

Consensus of Group - Priority Problems/Sub-Area

1. Kenmore Square Bypass - Red Sox Parking Garage - Study concept in greater detail - Proposal, initially has full support of interest groups.
2. Kenmore Square Sub-District - Develop solutions to problems of:
 - a. Parking - Tow Program
 - b. Crime - Foot Patrol and coordination with B.U. security force
 - c. Sign control - Study signs in Kenmore Square to determine violations
 - d. Zoning - Evaluate use of zoning as a tool to control fast food establishments, etc.

Areas/Problems of Lesser Priority

1. Fens Residential Area
 - a. The greatest need here is for monies to subsidize rents of low income households (mostly elderly) so that the existing buildings can be rehabilitated.
 - b. Environmental improvements are also needed.
2. Boylston Street Planning - The residential spine concept was favorably received.

Next Steps

1. Determine which problems (see below) we can move forward:
 - a. Kenmore Square bypass; review with BRA Transportation
 - b. Meet with Kenney - Brief him on ^{Franklin} Red Sox proposal. ^{Franklin} Red. Fox hopes to purchase the S.S. Pierce building which he then hopes to rent out as a designer-furniture mart center. If he purchases this building, Mr. Fox will need assistance in arranging a tax break with the City for the rent-up period of the project.

Request that 300 units of FHA 236 Housing (Mace said Kenney told him the City had 1500 units to distribute) be received for the Fenway area to assist developers such as Levron Associates in rehabilitating their properties.

 - c. Service problems - Meeting with Little City Hall to discuss: towing, police.
 - d. Boylston Street residential spine - work with R. Kroin.
 - e. Additional research - zoning and sign control
2. Review findings with Kenmore Group 1-2 months from today.

LK/g

cc: J. Berlandi; E. Post; M. Henniger; P. Zeigler

GARGILL & SASSOON

ATTORNEYS AT LAW

EIGHTH FLOOR

65 DEVONSHIRE STREET

BOSTON, MASS. 02109

BENJAMIN GARGILL
LEWIS A. SASSOON

March 7, 1973

3540
742-3541
3542

Mr. Lawrence Koff
c/o Boston Redevelopment Authority
City Hall, 1 City Hall Square
Boston, Massachusetts

Re: Application of 540 Pizza Pad, Inc.
for Seven Day Beer and Wine License

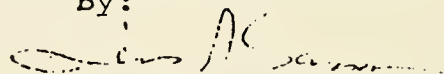
Dear Mr. Koff:

After our meeting on February 21, 1973, I had a long discussion with my client, wherein I related to him the ideas that were brought up by the representatives of the various civic organizations present. I told him that I felt the only way he would have any chance of obtaining a beer and wine license would be to eliminate the pizza and sub shop completely, and spend approximately \$100,000 for a complete renovation of the premises, making it a sit-down Italian-style restaurant.

After various meetings with architects and financial institutions, my client advises me that he is unable at the present time to go forward with this project, as he does not feel that he has the financial backing to do a first-rate job.

I wish to take this opportunity to thank you for your cooperation and aid in setting up the various meetings with the members of the community. I sincerely feel that we did make progress at these meetings, and hope that we will be able to sit down again in the near future to discuss this matter further.

Very truly yours,
GARGILL & SASSOON
By:



LEWIS A. SASSOON

LAS/gm

cc: Mrs. Muriel Kasdon
Mr. Arthur M. Griffin
Mr. Daniel Ahearn
Mr. Robert B. Cutler
Mr. Mace Winegar

MEMORANDUM

TO: File

FROM: Larry Koff

DATE: August 11, 1971

SUBJECT: BOSTON UNIVERSITY AND THE CITY

I. In Attendance

Boston University: Dan Finn, Charles Woodward
BRA: Bob DeSimone, Larry Koff

II. Topics Discussed

Boston University's plan to cooperate with the City of Boston.

A. Consolidation: Boston University would like to consolidate its facilities in the Kenmore Square area as well as possibly in the South End around the medical school.

1. Charlesgate East
2. Parking lot off Gardner Street

B. Joint Venture: Boston University would like to undertake joint venture projects with the City of Boston and or private developers.

C. Social Projects: Boston University would like to undertake social action projects using resources: health, social welfare, urban planning, etc., of its undergraduate and graduate schools.

D. Areas with which Boston University is concerned.

1. Audubon Circle
2. Kenmore Square
3. Harvard Street
4. Air rights over the Turnpike
5. South End around BU medical school

Boston University has almost completed negotiating with the Turnpike Authority over the use of air rights in the area across from the law school.

III. Resources

Boston University is prepared to make available some of the existing property as well as money from its investment portfolio in order to achieve projects of consolidation, joint venture, and social action. If money from the investment portfolio is used, it will have to bring a rate of return equal to that which it is bringing in at its present investments.

IV. Next Steps

A. Boston University would like to undertake joint planning studies with the City concerning the objectives of consolidation, joint venture, and social action in the areas described above.

B. BRA to share with BU information which it has on the Kenmore Square area. This information includes a parking study, the Armory study, and background information on an analysis leading to Franchis' PDA.

mtc
9-14,15

cc: Philip Zeigler
Director of Planning

Bob DeSimone
Mace Wenniger
Bob Kenney

JAMAICA PLAIN, MISSION HILL, ROSELAND, WEST RIVINGTON AND

INDY PARK

has fallen on hard times

By Ellen Goodman
Globe Staff

1355

On the map Brook Farm is green space of 179 acres, surrounded by cemeteries and a city dump and a highway, that ramble across West Roxbury from the VFW Parkway to the Charles River.

But to historians it's a site of The Social Experiment, a commune of the 1840s where the Transcendentalists went to make it on "plain living and high thinking."

To ecologists, it's a rich preserve of wildlife and marshland, of watershed and woods located at the tail end of the Charles River Corridor, and the gem end of the "Emerald Chain" that 19th-century planner Frederic Law Olmsted planted around Boston.

To the Lutheran Works of Mercy, who own it, it's a dilapidated house that's no longer appropriate housing for the 14 children from the Division of Child Guardianship with behavioral problems who live there.

And to the developers it's "Virgin Land" because it's still untouched and "available land" because they don't count pheasants as tenants.

And now, the future of Brook Farm is in the balance. Senate Bill 1259, introduced by Robert Cawley (D-W. Roxbury), which passed the Urban Affairs Committee is now in the Ways and Means Committee. If passed, it will preserve the land and buildings by turning Brook Farm over to the MDC "for conservation, watershed, historic, scenic and passive recreation."

Visitors who arrive every year from all over the world to see for themselves the site of America's best-known social experiment usually leave shocked at its condition.

The bill would authorize a \$2.2 million bond issue to buy the land from the Lutherans and Brook Farm. would have another owner, the public.

Originally, the land, a thin covering of grass over the Roxbury puddingstone deposited there by retreating glaciers, fed the cows of the Ellis Dairy.

But in 1840 the radical minister George Ripley and his wife Sophia came out from Boston to summer there.

In the wake of the severe 1837 Depression they and a circle of intellectual friends were looking for a place to live and work. They bought the farm in 1841 for \$10,500 in shares of \$500 each.

The aims of this commune that included Nathaniel Hawthorne and Margaret Fuller, Charles Dana and the Ripleys have a familiar ring: "to substitute a system of brotherly cooperation for one of selfish competition . . . to diminish the desire of excessive accumulation by making the acquisition of individual property subservient to upright and disinterested uses."

They called it the Brook Farm Institute of Agriculture and Education and tried to make it a relatively self-sufficient teaching, farming, working and literary community.

They weren't in retreat from industry and, in fact, had a unique steam engine to run the presses that printed their two publications, The Dial and The Harbinger.

There were no specialists on Brook Farm. Hawthorne—during this period he signed letters, "Hawthorne, Ploughman"—and the teachers and writers were required to farm or work in the shops for part of every day.

They drew visitors from the entire intellectual community, hundreds in the summer, including jaundiced Ralph Waldo Emerson who referred to it preciously as "French Revolution in miniature."

But the actual number of Brook Farmers never reached half the 10 planned for by the Ripleys. In 1841 the Transcendentalists—who believed in mind over matter—found their pockets empty, the soil acidic and shallow, and farming a hard unrelenting business. Finally a fire destroyed the building they'd invested all their money in and the group soon dissolved.

First the farm was auctioned off to Roxbury for an almshouse and then bought by a minister who loaned it to the state for use as Civil War Army camp, Camp Arden. After the war, a Lutheran immigrant, Gottlieb Burkhardt bought it again and gave it in trust to the

Mr. Winston Glavin
(MURKIN)
1372 SUN. 106.377

1372

New
England
Newspaper

PRIS.

Named commune falls on hard times

COMMUNE

Continued from Page A-8

Lutheran Works of Mercy with the stipulation that it would be used for children. Thirty acres were set off for a cemetery to support the work.

The Lutherans first had an orphanage there and since 1948 it's been a residential center. But five or six years ago, when the Lutherans found themselves in a financial drought, the Board, too, began to look at the land, the "virgin land," as a source of income.

Though the government had wanted to proclaim Brook Farm a National Historical Landmark, the Lutherans refused this status because it might have prevented any change in the farm, or possibly have precluded its use for the children.

Their own plan was to lease 13 acres of the land on a 99-year basis, circumventing the tight prohibition of the original trust against selling it.

In 1967, the First Realty Company was given the option to buy the 13 acres and began planning actually for a much wider area.

Max Kargman, president of First Realty, says, "The 13 acres was to be the beginning of a total area of about 400 acres, Brook Farm, the dump, some land in Dedham. We planned for a new community of about as many as 10,000. After all with that many acres close to the city you have a golden opportunity."

The West Roxbury residents didn't see his mixed-income, mixed-density, mixed-height plan as a "golden opportunity," however. "The neighborhood was up in arms," says Ellen Feeney, the president of the West Roxbury Historical Society and resident for over 30 years.

"The area is zoned for single-family dwellings. They tried to get a variance from the city but the people in the neighborhood screamed too loud, she says.

Kargman says the BRA told him to shelve his plans temporarily. "They said the West Roxbury people are so uptight about any change that we couldn't do it. All they're interested in is maintaining the status quo."

The developers might have run into legal problems as well. Although the 13 acres in the option are supposedly high ground, Mrs. Feeney and others contend that they are part of the wetlands protected under the Hatch Act.

Because of culverts that rerouted the brook itself from the Hammond Pond under Route 9 and across the farm, and the further rerouting of the river around the city dump on the other side of the farm, the water has spilled over creating a marshland over parts of the old land. In a heavy rain the wetlands act as a sponge. These sponge areas are protected by law because they store water, act as a flood control and are a natural habitat for species that are continually evicted by man.

But Kargman isn't too concerned with this aspect of it.

"I don't think the ecology question is answered by leaving everything in a state of pristine purity," he says. "By ecology I mean a proper use of resources for the benefit of people, not just a few nature lovers."

While First Realty hasn't given up the idea — "We never give up, but it isn't at the top of our priorities" — the map is off Kargman's

wall and his option to buy ran out in October.

Right now the huge main building, known to the Brook Farmers as "The Hive," is beyond genteel decline. Its back wing is boarded over and uninhabitable. Its exterior is asphalt siding nailed over the old clapboard. The floors are covered in linoleum. The ceilings have sprinklers hanging from them.

The Margaret Fuller house, built in the shape of a Maltese cross with an extraordinary staircase, is sheathed in tin, its inside deteriorated.

Visitors, who arrive every year from all over the world to see for themselves the site of America's best-known social experiment, usually are shocked at its condition.

The new board of the Lutheran Works of Mercy, meeting for only five months; has just begun to familiarize itself with the problems of Brook Farm.

Roger Rodvig, executive secretary, says, "The building is not suited to children's care because of its age." He also says, "I can't deny we're looking for money."

However the board has not yet decided what they want done with Brook Farm or what they will do with the residential center if the land is taken by eminent domain.

If the bill passes, all that is clear is that the land will be saved and the houses will probably receive funds for restoration.

Right now, a small plot of land has been newly plowed by a group of social workers from the Division of Child Guardianship. This summer they'll plant the first crop there since the days of Nathaniel Hawthorne Ploughman.

PARKWAY TRANSCRIPT
BOSTON, MASS.
W. 7,313

DEC 6 1972 New
England
Newsclip

HOUSING-ELDERLY

To Discuss Apartment Complex For Elderly at Civic Assn.

1355
A representative of McNeill Associates, a Roslindale based real estate firm, will reveal plans for an apartment complex for the elderly at the December meeting of the West Roxbury Civic Association. It was announced today by Executive Board member Dave Gorman. The meeting will be held on Wednesday, Dec. 13 at 8 p.m. in the Beethoven School, 5125 Washington Street.

The civic association, Gorman pointed out had originally supported the proposal however he said that the developer had made substantial changes and the members would like to see the new plan. The board member also disclosed that representatives of the Boston Redevelopment Authority, the planning agency for the City, and representatives of the Massachusetts Housing Finance Agency have agreed to attend the meeting and comment on the proposal.

The plan now calls for about 150 units of apartment house construction in two buildings four stories high. The site is behind the Beethoven School. Gorman indicated that some concern has been expressed that the design is too institutional, that not sufficient

provision has been made for balconies, that the site is not properly landscaped and that provision has not been made for an alternate access road.

The developer plans to enter the site through an unfinished street next to the fire station in West Roxbury.

Gorman stated that the Association generally supports new housing for the elderly. He also said that the same developer recently finished housing for elderly in Westwood with about the same number of units only the buildings were two and three stories high. The Westwood units have balconies, mansard roof traces and brick facades.

The Massachusetts Housing Finance Agency channels subsidy funds from the Federal FHA's 236 program and MFHA's below market mortgage rate are able to subsidize rent in some units and therefore make some low rent apartments available.

Gorman also disclosed that the developer will apply for Chapter 121. A limited dividend tax arrangement under which lower tax assessment is granted. He also said that some variances from the Zoning Code will be sought.

W.R. TRANSCRIPT
10/18/72

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W.R. Civic Association Hears B.R.A. Planner

Mitchell Fischman, the Boston Redevelopment Authority planner assigned to West Roxbury, addressed the October meeting of the West Roxbury Civic Association last Wednesday. The planner gave the attentive audience a preview of subjects which will be occupying his time as he helps plan the future growth of West Roxbury.

Fischman described the District Planning Program of the Boston Redevelopment Authority as primarily concerned with land use. He pointed out to the audience that presently there are some fairly large parcels of land anyone of which if developed could have a significant effect on West Roxbury. These parcels include Pope's Lumber Yard (already the subject of one past proposal for development), Saw Mill Brook which now shares its natural beauty with the City of Boston dump.

This site was the subject of an abortive attempt to construct a "new city" a few years ago, and today the Metropolitan District Commission has been directed to acquire and preserve the area under legislation filed at the state house.

The Coveney Ford land and the proposal to construct an apartment house development for the elderly behind the Beethoven School are two other sites which will undoubtedly require the attention of the guest speaker. The West Roxbury Quarry, in his opinion, will someday be developed as it is one of the largest undeveloped sites in Boston.

Immediate projects include the traffic and parking situation on Centre street and a review of McNeil Associates proposal for housing for the elderly behind the Beethoven School.

Planner Fischman requested that the Civic Association communicate to him its ideas on policy planning for use of the various sites in West Roxbury. He has observed the visible change in the Washington street area with the construction of large numbers of apartment houses.

William P. McDonough, president of the Association thanked Fischman for his presentation and also pointed out that the Washington street area has been the scene of a tremendous amount of single family house construction over the past years and on up to the present.

In the audience and reacting to requests for advice and information were Rep. Charles Doyle, Beethoven School District Principal Mary Brennan and West Roxbury Little City Hall Manager William (Beau) Holland.

Centre st. business survey discussed at meeting

By CHARLES GOTTLEB

The results of a survey of businesses in the Centre street area between the Monument and Green street were discussed at a meeting of the Jamaica Plain Zoning and Planning Board Tuesday night. Presenting the survey, which

was done by the Boston Redevelopment Authority (BRA) in conjunction with the Jamaica Plain Little City Hall, was Mitchell Fischman of the BRA.

The five major findings of the study are:

- 1) Most businesses in the Centre street area depend on

neighborhood trade rather than trade from shoppers outside the Jamaica Plain area.

- 2) Most businesses surveyed have been in Jamaica Plain for more than 20 years.

- 3) The financial information requested from the businesses is inconclusive. The BRA representative commented that

businessmen in the area were, perhaps, hesitant in giving that type of information. One goal of requesting this information, Fischman said, was to calculate the affect of sales on a businessman's potential decision to leave Jamaica Plain.

- 4) Most shoppers who frequent businesses in this area

are "walk in" shoppers who buy convenience items rather than one time a year items such as cars or appliances.

- 5) According to Fischman, businessmen in the Centre street area expressed a "cynical" attitude concerning the proposal that group action in the area could be beneficial.

"Most of the merchants have the attitude that security in the area must precede any attempts at group action," Fischman said.

The BRA representative concluded that merchants in the Centre street area felt that suburban shopping centers had cut into their business and that methods must be found to make shopping centers in Jamaica Plain more attractive to the shopper.

Fischman noted the need for off-street parking in the area, the need of a magnet store (a middle size shopping store), and a restaurant.

Though hesitant in giving BRA recommendations resulting from the survey, Fischman

(Continued on Page 2)

Survey results unveiled

(Continued from Page 1)

offered two "possibilities" that, he felt, should be considered by the community, improvement of the security in the area with an eye to having shopkeepers in the area keep their stores open later and providing better and, perhaps, more parking facilities than presently exists.

He gave a specific example of the parking lot behind the First National Bank which, he said, was not always open in the late afternoon or on Saturday.

Fischman warned, however, that before any investment could be made, present uncertainties about the future of the Jamaica Plain community would have to be cleared up. He cited the decision to build the Expressway or not to build the Expressway as one of those uncertainties.

A brief discussion followed among the participants about security in the Centre street area and the possibility of hiring a private detective agency to provide protection for

J.P. / CITIZEN

10/26/72



MEMORANDUM

To: Robert De Simone

From: Mitchell L. Fischman

Date: 20 March 1973

Subject: WORKABLE PROGRAM/ Dec. 31, 1971 - Jan. 1, 1972 Community Contact

(Jamaica Plain/Mission Hill, Roslindale, Hyde Park, West Roxbury)

Chronology-1972

- 3/1/72 W. Roxbury Local Advisory Council (Land Use Committee)**
- 3/14/72 - Board of Trade (Mattapan)
 - 3/23 - Board of Trade (Mattapan)
 - 3/24 - Task Force Meeting (Mattapan) at Association For Better Housing (ABH)
Rev. Harold Ross
 - 4/3- - Task Force (Mattapan)- Task Force Meeting (Sub-committee) at ABH
 - 4/21- " " " " " " " "
 - 5/1- Mattapan Task Force Meeting at Saunders Realty (Blue Hill Ave)
 - 5/12- Lunch with Stuart Rosenbery, President Mattapan Sq. Board of Trade
 - 5/16- Meeting of Mattapan Task Force Sub-committee at Saunders Realty-Blue Hill Ave.
 - 5/19- Task Force Meeting at ABH
 - 5/21- Mission Hill Visit with John Sharatt concerning Back of the Hill
Development Area and Roxbury Tenants of Harvard concept of Convent site.
 - 6/1- Mattapan Task Force meeting at ABH
 - 6/8- Meeting in Mission Hill
 - 6/9- Mattapan Task Force Meeting at ABH
 - 6/14- Meeting with Mission Hill Land Use Sub-committee of Circle Federation
at Hennigan School
 - 7/5- Meeting at City Hall with Ralph Bennett of Jamaica Plain Planning and
Zoning Committ of Community Council
 - 7/6- Meeting with Bill O'Leary of Jamaica Plain Businessmen's Association
about Centre Street reahbiliation
 - 7/27- Luncheon Meeting with Arnold Feldman (Lynch's Drug Store) Cleary Square=
Hyde Park concerning development of a Mall concept for River Street in
Cleary Square.
 - 8/21- Meeting with Arnold Shufro of Roslindale Association For Community
Development (RACD) concerning improvements in Roslindale Square.
 - 9/7- Meeting with Arnold Shufro of RACD
 - 9/15- Meeting with Arnold Shufro and Taylor Wagonseil (Roslindale LCH)
 - 9/27- Meeting with Mission Hill Land Use Sub-committee
 - 11/10- Meeting with Jamaica Plain Planning and Zoning Committee
 - 11/11- Meeting with West Roxbury Civic Improvement Association
 - 11/16- Meeting with Arnold Shufro (RACD)
 - 11/28- Meeting with Jamaica Plain Planning and Zoning Committee
 - 12/13- Meeting with West Roxbury Civic Improvement Association-
Bill McDonough.

5/7 - MEETING J.P. KIANANIS CLUB.

Mattapan Fights to Save area

A zoning petition aimed at improving conditions in the Blue Hill Avenue area from Morton street to Mattapan sq. has been filed on behalf of the Mattapan Neighborhood Block Assn.

The association, concerned with preventing further deterioration of the area, and uses along the Blue Hill thoroughfare, is seeking amendments to include changing general business districts to local business districts, "which would have the practical effect of limiting entertainment uses, outdoor display of new or used motor vehicles, wholesale business and rental agencies for motor vehicles," according to the zoning department of the city renewal agency.

Changes in some business district uses to general residence districts are requested "to deter the spread of business uses in areas which are predominantly residential."

The petition also is asking that an area on River street east of Mattapan be changed from a local business district to a general residence district to reflect present land uses, and that part of a manufacturing district along the southeastern side of the Mattapan Division of the Penn Central RR be changed to a general residence district.

According to the zoning department, "the southern narrow part of this area has been developed in residential use."

Business survey discussed at meeting

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Survey results unveiled

(Continued from Page 1)

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(Continued on Page 2)

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WIR TRANSCRIPT

3/14/73

Urge Access Road to Elderly Housing Project

The West Roxbury Local Advisory Council passed a motion Monday night to approve the proposed McNeil Associates development for elderly people off Rockingham St., with the stipulation that builders annex another access road to their plans.

Lester F. Brooks, the Council member who filed the motion, said that if the four-story complex were constructed right now, it "would be a firetrap if I ever saw it."

Brooks told the board that at present only a single narrow road leads into the development area, where McNeil Associates plan to build the elderly housing units. The only thing remaining

before construction commences is approval of the project by the Boston Redevelopment Authority. Drawing-board plans are finalized, said Brooks.

Brooks feels that the BRA will most likely approve the development, which would be built on land directly behind the fire station on Washington St. and titled "Rockingham Glen."

He claimed that a single way in and out of the site is not sufficient for the ingress and egress of emergency vehicles, and completely precludes any possibility of an ambulance exit if the road is blocked by a fire engine.

"The Fire Department has no comment on the situation,"

stated Brooks, adding that spokesmen there felt it was just "too bad" if a firetruck was blocking the road.

He said that all he was recommending was that McNeil include "another access to be put in for an emergency situation."

The lane located there now, said Brooks, is 26 feet wide, but narrows to only 22 feet (he measured it himself) beside the Boston Edison Company station adjacent to the spot.

Council members present voted to approve the McNeil development, endorsing Brooks' proviso that the architects add a second access avenue.

Council Opposes Forced Busing

In the presence of a large throng of community residents Monday, the West Roxbury Local Advisory Council voted to go on record as being opposed to the forced busing of school children.

Coming on the heels of last month's defeat, by one vote, of a motion to endorse the repeal of Boston's Imbalance Law, this week's decision was approved by the following tally of LAC members present: 29 for, two against, and five abstentions. Monday's Council session was noteworthy in several respects: — It was the first time an overflow crowd had flocked to the LAC's meeting place, the basement of St. Stephen's Church at Edgemere road and Washington street.

— A total of 108 members of the audience signed a paper during the meeting itself, indicating their opposition to the Racial Imbalance Law, and presented it to Council President Joseph Cohen.

— The issue of busing and racial balance occasionally became obscured by parliamentary maneuverings.

— Featured speaker for the evening, Mitchell Fishman of the Boston Redevelopment Authority, did not get a chance to deliver his address, as the debate wore on for two hours.

The Council's February decision to reject the endorsement of repeal of the Imbalance Law had apparently engendered an intense feeling among many West Roxbury citizens that they were not being properly represented on the local board, an issue which created heated discussion Monday night.

The very first item brought up was a move to reconsider the official vote on the Imbalance Law, a motion which was beaten down by failure to draw the necessary two-thirds vote for passage.

Immediately the people moved to be heard. President Cohen was asked, among other things, "Does the Advisory Council represent the people?" "How about letting the people here know they're in favor of repealing the Imbalance Law?"

One resident charged that persons "who don't vote as we believe don't represent us." Another informed the group

that 1,700 West Roxbury citizens recently signed a petition favoring repeal of the Racial Imbalance Law.

The LAC, prodded by the presence of the abnormally large turnout, moved to poll those not-Council members in the room regarding their feelings on the issue of racial imbalance in the schools. One hundred and eight names were subsequently counted at the end of the meeting on the paper

paused around, citizens recording their opposition to the Racial Imbalance Law.

Council member Charles Thorne formulated the motion that the LAC go on record as being against forced busing, and after a series of parliamentary procedures, withdrawn amendments, and defeated substitute motions, the proposal was carried.

Seemingly mollified by the Council's vote, and by their own opportunity to be heard on the imbalance issue, the audience expressed an interest in learning who their respective representatives on the LAC were. A few even asked how they themselves might become Advisory Council members. Council member Thomas BUSING — (See Page 16)

Busing-

(Cont. from Page 1)

Kenneally, noting that the local board has "been much maligned," expressed the hope that members of the audience would "not go away with a false impression."

"Council members give a lot of time to the people of West Roxbury," stated Kenneally; the community "should realize that when something goes wrong, we get called."

"Don't malign the LAC members for the one issue" (of racial imbalance), he concluded.

President Cohen informed the residents that he was "delighted" to witness such a big crowd, adding that "there was no conscious effort to keep secret" the vote which rejected approval of the Racial Imbalance Law's repeal. Several other Advisory Council members urged the community to maintain its interest in the organization's activities.

The next LAC meeting is slated for Monday night, April 1, at 8 p.m., at which time the RA's Mitchell Fishman, who assigned to West Roxbury, is scheduled to speak.

RA-MITCHELL FISHMAN

W.R. Transcript
3/19/73

June 29, 1972

TO: Mace Wenniger, Larry Koff, Mitch Fischman

FROM: Chris Miller

SUBJECT: June 28 Meeting of Mission Hill Community Group with President and representatives of New England Baptist Hospital.

New England Baptist prefaced their remarks by assuring the community that the original plans for their expansion, which John Sharratt had previously reviewed with the community, were drawn up primarily to assist them in raising funds and were not to be construed as final plans. To date, the following decisions have been made by the Hospital for expansion on the Robert Breck Brigham property which they now own:

- (1) No additional beds are planned. The current bed capacity of 269 will be replaced by 250 new beds thus slightly decreasing their capacity.
- (2) A new 150 wing, to be located immediately beyond the East wing of the Brigham, is scheduled although plans have not yet been drawn up for this facility. Financing for this addition is still uncertain.
- (3) An application to HEW under the Nurse Training Act of 1964 has been approved, although funds have not yet been allocated, for a new School of Nursing. Plans for this facility are complete. Parking will be underneath the building.
- (4) There will not be a heliport.
- (5) New England Baptist will not acquire any additional land.

Outstanding issues raised by the community include:

- (1) Motel, commercial facilities and Doctor's offices as shown on the Hospital's original expansion plan. The Hospital stated that no such facility was planned now, although they did not state that if they could raise the money they would not build such a facility. The building would be a combined one, rather than the separate structures pictured on their plans. The "motel" was redefined to mean a series of rooms where patients waiting for treatment at the Hospital could stay until they could be admitted. This was necessitated by Blue Cross's regulation that a patient cannot spend more than one day in a hospital and receive reimbursement. The motel rooms would be above the Doctors offices with parking underneath in the same structure.

- (2) Admission. Several community members asked whether residents of Mission Hill could be treated as emergency cases at the Hospital. They were assured that although New England Baptist did not have an emergency room, first aid would always be administered and a case could be admitted if the patient so desired. If a persons life appeared to be in jeopardy, he would be treated immediately. The community cited several specific cases where admission had been denied.
- (3) Ambulatory care clinic. When asked whether such a facility would be possible in the new expansion, the Hospital replied that it would definitely be feasible in the old Baptist buildings that were not to be demolished. No promise was made to include a clinic, however.
- (4) Traffic circulation. Parker Hill Avenue was cited as particularly dangerous for increased traffic flow since there are numerous play activities for children located along the street. The Hospital said that they had taken the Traffic Commissioner around the area two months ago to point out present problems. No specific plans for handling increased traffice were apparent.
- (5) Ruggles Street Baptist Church property. Since George Wilson is both a Trustee of the Hospital and a member of the Baptist Social Union, which financed the purchase of the present Ruggles Street Baptist Church property, it was suspected that the land was being held for future sale to the Hospital. Members of the Community stated that the Winchester Day School in Brookline had tried to buy the property but that the price had been raised to preclude an offer. The Hospital repeated their assurance that they would not acquire any additional land.

After the Hospital's presentation, the community agreed that they were still uncertain whether, if funding became available, the Hospital would proceed to carry out their original plans. They had been assured that no such plans were being considered now, but future actions were left somewhat hazy. The community decided to send a letter stipulating their insistance in being included in any long-range planning efforts undertaken by the Hospital. A letter from Mr. Kenney to New England Baptist would be very helpful in reinforcing this sentiment, particularly since Mr. Kenney's recent visit with Mace was cited by the Hospital as tacit approval of their plans.

Aug 15.

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JP-PH-
Parlour Hill

Bruce A. Joffe, Acting Director
Back of the Hill Community Development
Association, Inc.
136 Fisher Avenue
Mission Hill, Massachusetts 02129

Dear Mr. Joffe:

I was pleased to receive your development proposal for the south side of Mission Hill.

I have instructed my staff to undertake a preliminary review of your proposal. This analysis will concern itself with considerations of massing, economic feasibility and marketability. As soon as this is complete, in about three weeks, I would like to meet with members of the Back of the Hill Community group to review the staff's findings.

It is my hope that through a careful consideration of all the difficult factors relating to the revitalization of the Back of the Hill, we can work with the residents of that community to upgrade a vital area of the City.

Sincerely,

Robert T. Kenney
Director

cc: Haze Wonniger
Philip Zeigler
Chris Miller

Mitch

Robert De Simone, Robert Walsh, Philip Zeigler

Lawrence Koff

June 12, 1972

Meeting with Back of the Hill Community Group/Lahey-Ruggles Street--
DCA Infill Property

In attendance: Community - Back of the Hill Community Group
- John Sharratt, Architect - Planner
BRA - Mitchell Fischman, Lawrence Koff, Skip Smallridge

A. Background

On Thursday evening, June 8, the second meeting between BRA and the Back of the Hill Community Group took place. The purpose of this meeting was to review the Back of the Hill Development Program for the New Neighborhood site (Lahey-Ruggles Street--DCA Infill Property).

B. Proposed Program of Back of the Hill Community Group

Parcel A Goals:

1. To develop this parcel as a mixed low-moderate-middle-income community which would be racially balanced.
2. To stabilize the Hill as well as racially balance the new Jefferson School.

Program:

1. Approximately 200 wood frame units (one to three stories in height).
2. There would be a mix of rental and home ownership.
3. Parking would be provided in common areas or underneath the structure.
4. Open space areas would be established.

Parcel B Goal:

1. To take maximum advantage of a prime location by constructing an intensive mixed-use development.
2. To underwrite the costs of Parcel B by providing space for higher profit land uses.

Residential Program:

Small-bedroom luxury units; possibly elderly housing; commercial space-retail; garage.

C. Proposed Program Developer

Back of the Hill Group is interested in having control over the project. They are willing to explore advantages and disadvantages of a community development corporation as well as other mechanisms.

D. Staff Answers to Questions Asked

1. Is the development program in accord with the BRA plan for the area? Yes. The general use of Parcel A and B reflects the staff's conclusions as to the best use of the land.
2. Is land write-down (NDP-type effort) possible? Yes.

E. Issues for Staff to Follow Up

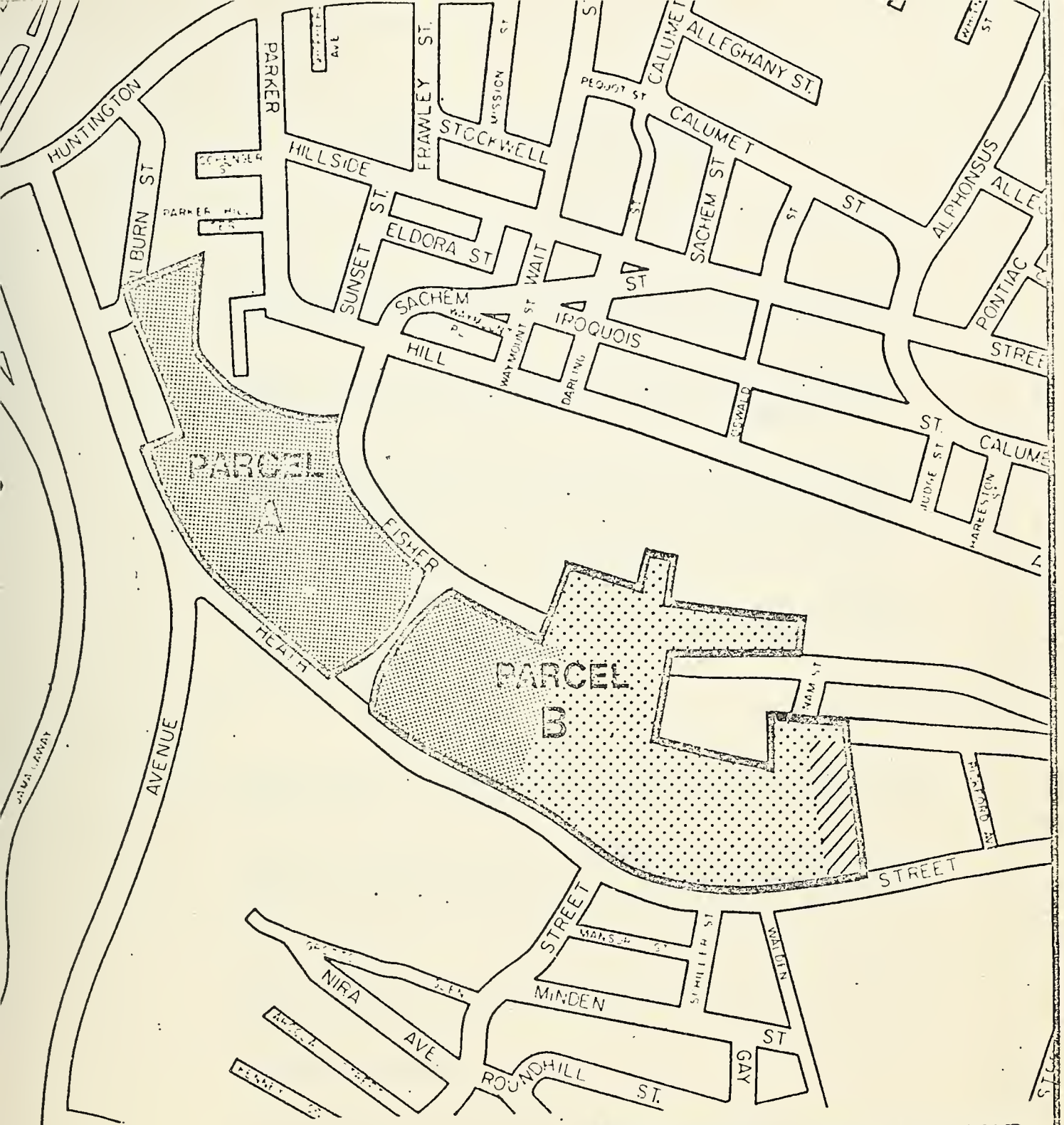
1. What program; i.e., density, income mix, bedroom composition, etc., is feasible?
2. What development tool--BRA, Local Development Corporation, City Development Corporation--would best implement the program?
3. What programs should the City count on for financing this development?

F. Issues Needing Policy Decision

1. Can we assume that the City will pursue a program write down the cost of the land?
2. Will the City adopt a plan for the area and inform the landowners (Lahey-Ruggles - DCA) that we want their cooperation in achieving this plan?
3. How is the City going to deal with institutional expansion? Link "Back of Hill" group to institutional aspirations and development? Can the City work as the negotiator in "trade-offs" between residents and institutions?
4. Can a "freeze" be placed on new institutional expansion (i.e., inform the landowners that the City would not support a map change for institutional use or higher density use of the New Neighborhood parcel?).

LK/amc

cc: ~~R. T. K...~~
Chris Miller
Mitchell Fischman
Skip Smallridge



PROPERTY OWNERSHIP (GENERALIZED)

0 400 800 FEET



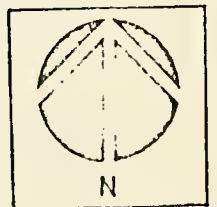
LAHEY CLINIC



RUGGLES STREET
BAPTIST CHURCH



CITY OF BOSTON



MISSION HILL HOUSING AND LAND-USE COMMITTEE

July 26, 1972

Hennigan School

1. Letter to N. E. Baptist Hospital: The letter offered at the last meeting with a sentence added, has been sent to Ms. Kirkby.
2. Correction of Previous Minutes: Larry Cough of the BRA presented a map (Roxbury) of the zoning districts of the City of Boston showing that only the area now occupied by NEBH is zoned H-2. The area immediately adjacent is zoned R-8 (3 family houses). North of Sachem Street to Tremont is zoned H-1 (apartments).
3. Counter Study: The counter study of the Pei Study done by John Sharratt Assoc. is now ready for discussion. This study is a collection of information and conclusions reflecting the opinions of J.S.A. and not those of this committee. Those wishing a copy of the study must bear the expense of xeroxing.
4. Jack Backman, Senator, Norfolk-Suffolk Dst.: Shares and sympathizes with the Land-Use Committee its frustrations with official agencies when trying to get action on specific problems, e.g. 1600 Tremont St. Responsible groups and concerned citizens must band together in notifying city agencies of problems. The city has the facilities and we have the right to demand these services because we pay the cost. Letters were sent to the owner of the property at 1600 Tremont and to the Building Dept. notifying them that the property had become a public nuisance and requesting immediate action.
5. Agenda: The next meeting will be a presentation by John Sharratt of plans for Mission Hill followed by a discussion of how the Land-Use Group will relate to the Medical Area Planning Commission.

Minutes submitted by Ann P. Gallagher

August 9, 1972

1. Candidate's Night: The presence of Mel King, who wished to speak to the group, precipitated the idea to hold a candidate's night on September 13. Other groups will be invited to sponsor this special meeting.
2. Delle Ave Sub-division Hearing: The August 8 hearing at City Hall on a landlord's appeal with reference to his illegally subdivided three-decker was well attended. His sophisticated arguments were overshadowed by community turnout.
3. Rents: When 235 Heath St. rents for \$650.00 and 52 Delle Ave. for \$700.00 for the entire buildings/ month, rent spiralling will certainly spread.
4. Other: (a) Roxy Homes, Inc. (non-profit development corporation) won against D.C.A. -- D.C.A. wanted tenants to cover added costs of construction delays. (b) Frank Crossen plans to investigate safety hazards at 1600 Tremont St. and confer with the inspector.
5. Mission Hill Counter Study: John Sharratt showed slides assembled from his study responding to the Pei study. His critique:
 - (a) defines more reasonable boundaries
 - (b) criticizes the Pei plans for new roads and traffic routing
 - (c) points out the number of garages in existence and those proposed
 - (d) considers MBTA changes - short and long term possibilities
 - (e) offers a plan for open green areas

Some new questions to be considered include:

- (a) tremendous growth at Boston State and its foreseeable parking dilemma
- (b) solution to residents' parking needs (possible to convert in-fill lots to off street parking)
- (c) ways to give our area a higher priority in plans for MBTA improvement

Minutes submitted by Betty Bishop.

next meeting-August 23

NEXT WED.

Chris Hiller and Larry Koff

Mitchell Fischman

August 29, 1972

1600 TREMONT STREET/MISSION HILL

A #108 maintenance violation was filed by the Building Department against the owner of 1600 Tremont Street on August 1, 1972 by Frank Testa (Building Inspector in Mission Hill). Under a #108, the owner has 30 days to eliminate the violation or face a City Court suit. While there is provision for the City to eliminate a violation with costs charged to owner, there is no maintenance money for a #108 (the most common violation) in the Building Department budget.

A #116D violation is more serious; it requires an owner to board-up or demolish his property within 30 days or sooner (at the discretion of the Head Building Inspector - Nick Corsano). Funds are available in the Building Department budget to board up the property or demolish (although demolition is often delayed because of present backlog in the City).

To bring a #116D violation against a property, a finding must first be made by the Building Department Head Inspector (Nick Corsano) that the condition of structure warrants posting such violation. On 1600 Tremont Street, Corsano should be approached to determine the seriousness of condition.

To support the community's view that 1600 Tremont Street warrants the filing of a more serious violation, a letter from Mr. Kenney to the Building Department (with a copy to Nick Corsano, Frank Testa, and Frank Crossen) stating the problem could be helpful.

See attached letter.

MF:jlc

Attachment

June 13, 1972

With Notes / 9/6/72

TO: Bob Walsh
Mace Wenniger
Larry Koff
Mitch Fischman

FROM: Chris Miller

SUBJECT: June 12 Meeting with Roger Moore on Organization of
"Constitutional Convention" of groups concerned with
Institutional expansion in Mission Hill-Fenway Area.

In attendance were Roger Moore, Frank Crossen, John Sharratt, Frank Fabiano and another attorney (Gilliman).

Several organizational issues including those of representation and voting power were resolved among the participants, pending acceptance by each of the groups they represent. These issues include:

1. Organizational Structure.

A. Board of Directors - Each group, (institutions, residents, businessmen), henceforth to be known as a "class", will elect 4 Directors. The Board of Directors will be composed of 16 Directors, 8 from the institutions, 4 from the residents, 4 from the businessmen. Issues are to be decided by a simple majority vote (9-7).

John suggests 1-BUSINESS
7-RESIDENTS

B. Members - Issues presented to the membership classes for a vote are to be decided by a 7/8 majority, thus insuring the community that they cannot be overridden by the institutions.

The Fenway groups concerned with institutional expansion are to be invited to join.

C. Jurisdiction - It is not yet clear what types of issues are to be presented to which part of the organization.

UNRESOLVED ISSUES

1. Board of Directors - One member group of the institutional class which will be choosing one Director is the educational group including Boston Latin, Boston English and Farragut Schools. This group also represents the only official City input into the membership. The question is who their Director will be. This becomes particularly important in light of a potential voting deadlock - 8 institutions v. 8 business and community Directors - where the community will look to the City to support their position. Since this group is not empowered to make independent decisions, it is particularly important to decide who will represent them. To date, the school principals have been the only ones involved. Other contenders might be the Real

Property Department or Public Facilities, but Frank Crossen feels strongly that someone more involved with City planning and policy for the community should be their representative.

2. Legal Counsel- The businessmen and community groups (Fabiano and Sharratt) feel that they should have the benefit of ongoing legal counsel in order to interpret future presentations from Ropes and Grey on all issues related to the Convention incorporation, planning in the area or any other agreements to be made. Frank Crossen was asked to find out whether such a resource is available from the City.

3. Planner- Once the articles have been accepted by the client groups, the first order of business will be to choose a planner for the Convention. The apparent natural choice is I. M. Pei who has stated that he will not do any further work in the area unless a client group asks him back. According to Moore, Pei is defining the Board of Directors as his potential client group. In addition, Moore has promised that Pei will assign one member of his staff on a permanent basis to the community groups represented in the convention. The institutions will still be paying Pei. John Sharratt will probably contest this choice and request at least a joint planning role with Pei.

In light of these developments, it appears that the Convention has the potential to represent a unique experience in community development in the City of Boston. Major institutions, led by Harvard, seem to be making a real effort to work out a viable, joint structure with community residents and businessmen to plan for and monitor development in the area. A major planning and architectural firm, I. M. Pei, seems willing to try and incorporate all concerned groups in any further planning effort and to try and exercise its influence to see that all interests are fairly incorporated. The City, in conjunction with the District Planners, Zoning and Community Development Departments of the BRA, should consider the questions left outstanding before the organization and operation of the group is finalized.

Mission Hill Housing and Land Use Subcommittee
of the Circle Federation

May 24, 1972

Hennigan School

Our invitation to the BRA was answered by the attendance at this meeting of Larry Koff, Mitchell Fischman, and Chris Miller.

Meeting with RTH

John Grady, Kelly Farquarson, Jim Gibbons, Frank Crossen and Jeanne Neville met with the RTH Board to discuss the relationship between RTH and the rest of the Hill. Points covered:

- Our group shares the same feeling about institutions.
- RTH has no objections to a Hill attack on the medical aspect of the AHC planning without involving RTH.
- Our group supports RTH in negotiations with Harvard.
- RTH does not agree to a Hill proposal to STOP AHC and turn back housing to the tenants.
- RTH has reservations about the Hill group messing up their agreements with Harvard.
- A STOP AHC plan would do nothing to stop Harvard or N.E. Baptist expansion.
- Housing on the Convent site will be built by RTH and its planners and not solely by Harvard.

Infill

Mr. Kenny of the BRA wrote a letter of complaint to DCA who owns the infill property. We should try to get information from DCA about the infill spots.

City Land Auctions

Any auction of city owned land is in the hands of the Real Property Department. Frank Crossen has a map of city owned property.

Code Enforcement

The areas of Boston already approved for Code Enforcement are years away from getting any money. There is very little money in the Code Enforcement bundle. For instance: Jamaica Plain produced 80 applications and only 4 have been granted. Mission Hill is on the bottom of the list partly because the Hill turned down any BRA involvement in rebuilding the neighborhood.

Mortgages

HUD is in the midst of a study of this area. Mortgage monies are frozen until HUD's proposals are known. Influential institutions have the leverage to persuade banks to lend money to home owners. BRA should help us work on this.

New England Baptist Hospital

John Sharratt produced a map of the Top of the Hill showing most of the land now owned by the Baptist and an outline of the proposed use of this land. They plan:

- To increase 270 beds to 500 beds
- A 33% increase in nursing enrollment
- 600 units for doctors as offices and apartments
- a heliport
- a motel
- a 2000 car garage

(N.E. Baptist)

Their entire land size will be tripled. This committee will invite Ms. Kirkby to our June 28 meeting to discuss Baptist plans. This Committee must support HPCGB in that no increase in hospitals beds is needed especially since their principal user is Lahey Clinic who is departing the area. A flyer will be circulated to invite neighbors to our June 14 and June 28 meetings.

Petition for 1600 Tremont Street

The former Gulf Station near Brigham Circle has been bought by a company that would like to put up a fried chicken 'take out' place. They will require a 'conditional change of permit' before being allowed to open.

On June 20, a closed meeting of the BRA will vote. Then, Little City Hall is notified three weeks before the Board of Appeals meeting in order to contact the community. Contact City Councilors to intercede on our behalf.

*Note: On June 6, a local group of abutters met at the Legion Post to discuss strategy.

Next Meeting: June 14 7:30 p.m. Hennigan School

bring along a neighbor,
neighbor!

Minutes submitted by Betty Bishop.

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of the Circle Federation

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See in file 4:30 am City Hall
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bring along a neighbor,
neighbor!

Minutes submitted by Betty Bishop.

Mission Hill Housing and Land Use
Subcommittee of Circle Federation

Next Meeting

JUNE 19

RECEIVED
MAY 23

May 17, 1972

Boston Redevelopment Authority
Boston City Hall
City Hall Plaza
Boston, MASS.

Gentlemen:

The Mission Hill Housing and Land Use Committee would like very much to see a representative from your office at their meetings.

The next meeting will be held on Wednesday, May 24 at 7:30 p.m. and every second Wednesday thereafter at the new Hennigan School on Heath Street, Jamaica Plain. It is hoped that through constructive dialogue, between residents and city representatives, that many problems affecting the future of Mission Hill will be resolved.

Copies of minutes of our last few meetings are enclosed.

Yours truly,

Betty Bishop

acting secretary

Mrs. Betty Bishop
1582 Tremont Street
Roxbury, Mass. 02120

232-3778

RECEIVED

MAY 22 1972

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR



August 23, 1972

Hennigan School

1600 Tremont St.:

Mr. Testa, the Boston Building Inspector, declared the old Gulf station unsafe. The owner has 30 days from August 1 to secure the building. After Sept. 1 Larry Koff of BRA will assist us by writing a letter to the new Housing Court.

Kentucky Fried Chicken:

The Board of Appeals is still undecided on the application for Kentucky Fried Chicken to set up business at 1600 Tremont St. The abutters group will wait for their decision.

Affiliated Hospitals Complex:

Years ago, Harvard promised not to cross Huntington Ave. In keeping with this promise, the I.M. Pei study did not cover the Hill. However, in order to include community participation, a small portion of the residential community was included, ie: the triangle, the ledge site and the Huntington Ave. strip. The entire Hill will be affected by traffic patterns and elimination of a school. To have some control over this the community voting structure at the Constitutional Convention must be strong. Voting structure should be strongest in the area most critically affected.

The remainder of this meeting was spent in reaching the conclusion, held by some, that we are talking only to ourselves until the time comes when the institutions and the BRA come to the people. In the meantime, we must address ourselves to other real problems of Mission Hill, ie: Coppolla and parking, etc.

September 13, 1972 - - - Candidates Night

It is the hope of the Candidates Night Committee that those who attended found some real value in meeting and listening to the various candidates for public office. We wish to thank all those voters and candidates who made it to the meeting for their support.

Minutes submitted by

Betty Bishop
Betty Bishop



INTER-OFFICE COMMUNICATION

TO Jamaica Plain Kiwanis Club
FROM Mitchell Fischman
DATE May 7, 1972
SUBJECT CENTRE STREET LOCAL BUSINESS DISTRICT IN JAMAICA PLAIN

I. Introduction

The BRA has been invited into a number of business communities within Boston in the past two years. The most recent invitation was extended from the Mattapan Board of Trade to our District Planning Staff. Our assignment was to examine some of the same problems that Jamaica Plain faces along Centre Street in Mattapan Square. These included:

- a. Shrinking retail base because of population instability; resulting in turnovers to classes of retail goods cheaper than what was previously available.
- b. Board of Trade saw the resulting mix of stores as dangerous to a well-balanced shopping district.
- c. Decay of housing and commercial uses in adjacent areas (especially along Blue Hill Avenue to the north of the square--the presence of boarded-up and vacant stores.
- d. Breaks in the active commercial frontage along Blue Hill Avenue--in the form of vacant lots or vacant retail space (such as a 30,000 square foot retail car show room which had been vacant for over two years.)
- e. Sign clutter--both store identification signs and billboards (generally located on commercial roofs or vacant lots) affects the image of the square and produces a disorganized and confusing commercial area.

II. Possible Solutions

Mattapan Square could be strengthened through one or more of the following improvements:

- a. Linking off-street parking areas with improved pedestrian walkways--possible creation of pedestrian mall.
- b. Easier access--changes in traffic flow and traffic signalization including elimination of some angle parking, addition of pedestrian islands and sidewalk widenings.
- c. Attraction of an "anchor" retail store.
- d. Improved image via beautification, sign controls, and plantings.



Such improvements would allow the square to compete more favorably with other community wide commercial facilities located in surrounding shopping centers.

III Strategy for Action

- a. Identification of vacant or developed parcels which are ripe for new uses.
- b. Introduction of tighter sign controls and urban beautification measures to improve the appearance of existing commercial areas.
- c. Recommend changes in the text of the zoning ordinance to conform with agreed upon land use policies.
- d. Initiate physical improvements where appropriate.

IV Implementation

- a. Immediate actions in Mattapan Square--these take the form of sidewalk widenings, improved signing, elimination of billboards from L, R, H and S districts (currently in the process of revocation by the state bureau of outdoor advertising), improved channelization of traffic, new signals, and a park improvement.
- b. Intermediate actions--these include street widenings, etc.
- c. Long-range actions--these include introduction of housing, new commercial, off-street parking.

MF/ack

cc: Phil Zeigler
Director of Planning



INTER-OFFICE COMMUNICATION

TO Philip Zeigler
FROM Mitchell Fischman
DATE July 24, 1972
SUBJECT Jamaica Plain/Centre Street Commercial Questionnaire

1. Background

To uncover some of the opinions of Centre Street retailers and determine the economic condition of this local convenience retail area, the commercial questionnaire (attached) was prepared and will be administered, beginning next week.

The reason for the involvement of the District Planner in Centre Street has been at the request of the J. P. Little City Hall and local businessmen.

The commercial questionnaire is a part of an overall work program for Centre Street.

2. Questionnaire

Three pages of questions. Subject areas:

tenure, income, sales, trade area, problems, participation in improvement proposals.

Each interview is expected to take 15-30 minutes; estimated 40 interviews (80% sample); total 5 man-days.

Jamaica Plain Little City Hall is supplying 1 co-op worker; BRA 1 (Bob Farrell) under direction of District Planner.

Letters announcing the interview have been sent to 10 retailers along Centre Street. The District Planner was a co-signee along with



Ralph Bennett, (Chairman of J. P. Planning and Zoning Committee),
Tom Limmerick (President, J. P. Kiawanis Club) and Bob Walsh (J. P.
Little City Hall).

The first one-half dozen interviews will be completed by district
planner along with Bill O'Leary, a local businessman who is also a
member of the E.D.I.C. Board.

I'll report back after the interviews have been completed and
tabulated.

Attachment

MF/ack

cc: Bob De Simone



Robert A. DeSimone

Mitchell Fischman

August 21, 1972

ROLINDALE/DISTRICT PLANNING ACTIVITY

Introduction

As you know, the district planning effort has only recently started in Roslindale. Its focus initially is (1) Roslindale Square and (2) Forest Hills.

Roslindale Square, the business focal point for residents in the area appears to have as its spokesmen, the Roslindale Association for Community Development (RACD) with Arnold Shufro, President. That group has requested BRA staff assistance for its planning efforts and has told the Mayor's Office (Little City Hall) it is the Community's agency or spokesman.

Planning Issues in Roslindale Square

1. John Collin's 1970 Urban Systems Report (A Study of the Alternatives Available to the Roslindale Association for Community Development for the Revitalization of Roslindale Square) identified the following planning issues:

- Traffic and Parking
- Future impact of Southwest Expressway and MBTA (West Roxbury extension)
- Unbalanced commercial activity
- Public safety

- a. Traffic and Parking. A street widening and parking facilities program should be implemented in Roslindale Square; if Southwest is constructed -- elimination of Cummins Highway interchange completely.
- b. Roslindale Square MBTA Station. RACD should propose its own plans to the MBTA design of a Roslindale station as part of a larger business complex (similar alternative plans were proposed by A.D. Little, Inc. a firm impacted by a terminal of the proposed Harvard-Alewife MBTA Extension.



- c. Rebalance Commercial Activity. RACD should propose projects which are sufficiently attractive, i.e. profitable to attract substantial private investment capital; possibly, via Chapter 121A Corporation.
 - d. Increased Police Protection. Additional nighttime police protection should be introduced, especially in the form of additional foot patrolmen.
 - e. Support Community Drug Programs.* Possibly through donation of one of the structures (owned by DPW) in Southwest Corridor for a halfway house for drug abusers (under direction of Massachusetts Transition Center on Belgrade Avenue.)
2. Impact of Forest Hills "Corridor" blight on Roslindale Square. Housing deterioration in census tracts in Forest Hills; Commercial blight; Area recommended for Code Enforcement (not funded); Community groups (S.W. Corridor Land Development Coalition) have recommended utilizing Forest Hills cleared land (assuming a "no-highway" decision) for off-street parking and park land.
 3. Development Options on Vacant and Underutilized Parcels. South of Beech Street Housing Project 100 acres vacant land; 25 acres near Weld Street in Parkway Area; Bussey Estate 5.6 acres, options: occupational resource center, MDC open space, housing.
 4. High Point School. MDC swap of land along Turtle Pond Parkway being debated.
 5. Park Improvement. Two parks (Fallon Field and Healy Field) have had improvements recently: Fallon - lighting; Healy - City pool. Parkman is the subject of an urban beautification or BOR application for park facility funding (?).

There is also a need for tot lot and formal sitting areas throughout Roslindale.

Work Program

The above issues, at the present, are not listed in order of priority or in terms of community need. Unfortunately, planning efforts have been spotty and the City's efforts have not been visible to most residents. The Roslindale work program includes:

1. Base Date: 1970 Census housing condition and population characteristics by tract. BRA Staff.

* Has been implemented.



2. MBTA Roslindale Station Development Coordination: establishment of joint plans with MBTA at Roslindale Square; possible air-rights development; traffic improvements; better utilized and accessible off-street parking. Work with RACD and MBTA.
3. Forest Hills Land Use Plan; Emphasis on cleared land in "no-build" option. Work with Forest Hills Improvement Association, Inc. and Southwest Coalition.
4. Southwest Highway: Cummins Highway Interchange: Assuming "highway option" on SW Corridor -- implications of elimination of Cummins Highway interchange should be examined. Work with BTPR and RACD.
5. Parks, recreation, school recommendations. Work with CPS (Sue Dube), Parks Department.
6. Roslindale Code Enforcement: Present feasibility for code enforcement; comparative evaluation with other potential code enforcement in city; changes in Roslindale code enforcement area (building conditions, tenancy, population character since initial (1959) survey).

MF:jlc

cc: Philip Zeigler
Director of Planning

INTER-OFFICE COMMUNICATION

TO Robert DeSimone
FROM Martin Mitchell
DATE 18 September 1972

SUBJECT Developing a Position Paper

On September 15th 1972, Mitchell Fischman and I went on a walking tour of the Roslindale Square area with Arnold Shufro, Chairman of the Roslindale Association for Community Development (RACD), and Taylor Wagoncel of the Roslindale Little City Hall.

After inspecting the area within and around the square, including the railway facilities on South Street that may be developed by the MBTA, we formulated the following course of action leading to a position paper for RACD:

(A) It is necessary to determine what funding is available for the corridor that may be "spun-off" for use for joint development of the South Street Railway facilities and the Square itself. This would include the feasibility of housing, retail, parking and office space particularly by examining air-rights development in other parts of the city.

(B) It is necessary to clarify for RACD the joint development possibilities for the Southwest Corridor, the Roslindale Square Area and the Cummins Highway Intersection.

Mitchell and I would like to meet with you to discuss our activities and answer any questions you may have. A meeting should be arranged at your earliest convenience.

MM/mm



T.P. CITIZEN
2/22/73

BOSTON STATE HOSPITAL

"Moratorium" on building expected

By PAUL GRIFFIN

State Senator Joseph Timilty (D-Hyde Park) has received assurances from State Secretary of Human Services, Peter Goldmark, that there will be a "moratorium on building" on the grounds of the Boston State Hospital in Mattapan.

Anne McGonagle, an aide to Senator Timilty, said Friday that no construction on the

hospital grounds would begin unless Timilty, State Hospital Director Dr. Johnson Cole and the newly-formed Mattapan Task Force had been informed of the construction and had approved the project.

The Task Force, an organization of community residents active in the fields of education, health, housing, mental health and economic development, was formed for the purpose,

McGonagle said, of evaluating the various projects suggested as means of utilizing the underdeveloped hospital grounds.

Boston State Hospital, according to a report released by the Boston Redevelopment Authority (BRA), is situated on 242 acres of land in Mattapan and Dorchester, and a recent "decentralization" plan for the institution has resulted in the freeing of a considerable area of

that land for possible future development.

"It is estimated that 163 acres of this total can be considered potential development areas, while 79 acres are not available for reuse or new development," the report said.

The hospital, McGonagle said, was originally designed

(Continued on Page 3)

Building halt expected

(Continued from Page 1)

for use by about 3,000 patients, primarily those handicapped or suffering from mental illness. The hospital grounds, she added, were used for patient recreational activities.

A new "decentralization" program, however, has resulted in the relocation of most of these patients in nearby homes and apartments. Only some 600 patients remain in the hospital itself.

McGonagle described the movement to develop the unused hospital grounds as "the process of filling a void," and said that as the hospital's need for the land diminished, "other organizations dove right in."

Currently, seven separate proposals are being considered by the Task Force, involving the use of 73 acres of the state-owned land.

Representing educational interests as members of the Task Force are Mary Crocker of the Robert Treat Paine Home and School Association, and Dorothy Cash of the Mattapan

Human Relations Committee.

Housing interests are represented by Patrick F. June, Director of the Lena Park development and Debbie Ward, President of the United Mattapan Community Association. Lorraine Sullivan of the Mental Health Board of Boston State Hospital and Dr. John Schott of the Dorchester Mental Health Clinic see to the mental health aspects of future development, while Anna May Moore of the Harvard Health Association represents medical interests.

Jim Smith, director of the Franklin Field tennis program, oversees future recreational development on the hospital grounds.

Projects under consideration at the present time include the construction of a new, 10-acre community school to replace the existing Audubon School and Paine School Annex.

Currently classified by the BRA as "uncertain because of the city-wide unresolved racial imbalance question," the proposal to build the school was

put forward by the Boston School Department and the city Public Facilities Department.

A 22-acre retardation center and a 2 to 3 acre detention center have been proposed by the State Department of Mental Health. The retardation center would include "a new school, sheltered workshops, auditorium, recreation and cafeteria building, administration building and three cottages for patients and employees."

Currently in a "final planning" stage, the retardation center awaits approval from the Department of Human Services, and approval and appropriations from the State Legislature.

The proposed detention center, designed to include 100 beds, administration offices, dining room, gymnasium and vocational training center, would require a state appropriation of \$5 million.



INTER-OFFICE COMMUNICATION

TO Eli Post

FROM Mitchell Fischman and Bob De Simone

DATE February 16, 1973

SUBJECT Roslindale Square

*Mitchell
Judy Dick
will let
us know
when
we wake.
Bob*

On February 15 a meeting was held between Mr. Kenney and Arnold Shrufu and Monsignor Lally of Roslindale Association for Community Development (RACD). Taylor Wagonseil of Roslindale Little City Hall was also present.

RACD requested planning help to upgrade Roslindale Square. It was agreed that staff be assigned to develop a work program with RACD. Mr. Kenney was asked to attend a board meeting of RACD, most likely to occur during March. Prior to this meeting a working session will be arranged between Mitch and committee members of RACD to outline a BRA work program.

A substantial amount of planning effort has already gone into Roslindale Square:

The Transportation Planning Department (Ed Colby and Phil Caruso) has analyzed possible traffic improvements in the Square.

A preliminary parking study was done by the Little City Hall.

The Urban Design Department (John Sloan) is working on preliminary design proposals for Roslindale Square.

The District Planning Staff will soon complete a reconnaissance (census data) report for Roslindale and has been investigating market data.

The proposed work program probably will have as its lead item a market study for the Square. Hopefully this will not require a great deal of effort as the BRA Research Department is working on similar studies in other local business areas.

We will keep you informed of our progress. Meanwhile Mitch is prepared to brief you on this if you wish.

Ar/15

YES

cc: Philip Zeigler
Director of Planning



Robert A. De Simone

Mitchell Fischman

August 10, 1972

Roslindale/Work Program Meeting

On August 7, Little City Hall (O'Donnelly, Hollande, Wagonfield) requested I attend a meeting with Arnold Shufro, Tom Mocca (RACD)

Mocca

Purpose

1. To assess RACD's representation in community, plans of action (i.e. John Collins (\$5,000) economic study) and manner in which City (LCH) and BRA can assist RACD.
2. To evaluate BRA's image in Roslindale community and the level of planning which BRA can initiate.

Findings

1. Roslindale has been neglected. Has no full-time LCH manager. Has no identity or political power. Roslindale Square has serious problems--many businessmen on verge of moving or discontinuing businesses; many marginal stores exist in the square.
2. Two major planning issues--(1) Status and effect of Needham Branch MBTA conversion line on Roslindale Square; and (2) traffic increase along Cummins Highway and Washington Street as a result of S.W. Corridor Expressway.
3. There is a need for an overall planning strategy--possibly for the presence of full-time district planner if an on-going work program generates greater community participation.
4. The 1970 Collins (RACD) Report needs to be combined with the 1970 Roslindale Reconnaissance Report to complete an updated report.

Work Program

1. Update Reconnaissance Report (i.e. population, housing, traffic, community facilities, etc.).
2. Assess impact of MBTA Needham Branch extension on Roslindale Square--air-rights, traffic, retail.
3. Determine future of Roslindale Square--business study.
4. Determine land use policy and vacant land development criteria.

Staffing

1. Martin Mitchell could assist me in this district. I've given him some of the background material and indicated that a Reconnaissance Report updating would be the first assignment.

MF/ack

cc: Philip Zeigler



Charles Speleotis

Mitchell Fischman

25 September 1972

Reckingham Glen / West Roxbury

Members of the community present at site visit on September 22, 1972.

William Holland - Manager, West Roxbury Little City Hall

Jack Walsh - Member, West Roxbury Local Advisory Council

William McDonough - West Roxbury Civic & Improvement Association

Dave German - West Roxbury Civic & Improvement Association

NF/s

Philip Zeigler
Director of Planning



M. J. ...
Mars ...
Jim ...

TO Bob De Simone

FROM Dick Lundgren, James Baecker

DATE March 1, 1972

SUBJECT Meeting with the West Roxbury Local Advisory Council Land Use Planning Committee

We met with the West Roxbury Land Use Planning Committee on Monday, February 28, 1972, to discuss events occurring in West Roxbury. The group was primarily concerned about the following issues:

1. Making the Centre Street shopping strip a viable commercial area, they thought the parking along Centre Street should be parallel to the curb and not perpendicular so as to avoid traffic congestion that was currently scaring people away from driving into the shopping district. They also suggested that the MBTA or the City ought to purchase Pope's Lumber, which contains about six or seven acres of land, and develop a parking lot and possibly some commercial. It was suggested that a pedestrian-oriented center be developed where a person could park and easily walk to several stores in the shopping area. ①
2. Limiting the size of the Gardner Street Dump, it was suggested that alternative land-fill sites and methods for disposing soiled wastes be studied. The West Roxbury Crushed Stone Quarry was recommended as a possible but unlikely alternative site for the land fill. ②
3. Land in the Brook Farm area that was not to be acquired by the MDC they felt that the Council ought to look at these pieces of land and come up with plans for them. ③
4. It was recommended that the BRA and MBTA should be coordinating their efforts better. ④
5. Plans for developing the land owned by John Hancock behind Westbrook Village, it was suggested that the land might be used either as a school site or a site for low-density family housing. They recommended that the BRA study the needs for these types of facilities. ⑤
6. The group was interested in investigating the possibilities of locating a 2,500 pupil high school somewhere on a 25-to-30 acre site in West Roxbury. It was stated that the Public Facilities Department was no longer interested in building a 5,000 pupil high school at Barry's Quarry. ⑥

True
False.



7. It was recommended that the Land Use Planning Committee adopt a set of land use goals for West Roxbury. This goal statement would set guidelines for the number of apartment units, the number of elderly housing units, the amount of park land, and the maximum density that was appropriate for West Roxbury, among other things.
8. The group inquired about the West Roxbury reconnaissance survey that Dick Lundgren had been preparing. Dick stated that he had not had time to complete the reconnaissance survey but could make information that had been collected available to the group. Dick announced that he had offered his resignation today and would be joining a private consulting firm within two weeks.
9. Several members were concerned about commercial development along Washington Street. It was recommended that the Council set guidelines for housing and commercial development along Washington Street.
10. It was noted that there was a need for a recreational open space facility between Billings Field and the Dedham Line. We recommended that they contact Mrs. Beale in the Conservation Commission about this matter.

The Council discussed all of these issues and decided to work on the development of a land use goal statement. We agreed to send them information about other land use policy statements that had been developed elsewhere in addition to information collected for the West Roxbury reconnaissance survey.

It is our observation that this elected group was earnestly concerned about the development of West Roxbury. We would recommend that a planner be assigned to work with them on a study of the Centre and Washington Street commercial areas, a land use policy statement, a study of elderly housing needs and potentials, and the need for a new recreation area school. This is an area that could ultimately prove to be a very successful example of district planning.

JB/amc

HYDE PARK TRIBUNE
BOSTON, MASS.
W. 5,300

OCT 19 1972

New
England
Newsclip

HYDE PARK



Association For Better Housing Appoints Committee

A large representation of

community residents met at the Association for Better Housing, Thursday, October 5th at 7:30 P.M. with Jim Baker and John Sloan, architect from Boston Redevelopment Authority. The purpose of this meeting was to explore and evaluate ideas for the development of the nine areas of land on Morton Street adjacent to Morton Village which is presently owned by Star Market.

A development committee was formed with Mrs. Jean Harrington as chairperson for a feasibility study to determine how the development of the land can be both complementary to the community and economically viable.

Results of the committee's findings will be presented to the community residents at the next meeting. A notice for the date of the next meeting will appear in the Tribune.

JAMAICA PLAIN
CITIZEN
BOSTON, MASS.
5460

JAMAICA PLAIN

OCT 24 1972

1355

New
England
Newspaper

Centre st. business survey discussed at n

By CHARLES GOTTLIEB

The results of a survey of businesses in the Centre street area between the Monument and Green street were discussed at a meeting of the Jamaica Plain Zoning and Planning Board Tuesday night. Presenting the survey, which

was done by the Boston Redevelopment Authority (BRA) in conjunction with the Jamaica Plain Little City Hall, was Mitchell Fischman of the BRA.

The five major findings of the study are:

1) Most businesses in the Centre street area depend on

neighborhood trade rather than trade from shoppers outside the Jamaica Plain area.

2) Most businesses surveyed have been in Jamaica Plain for more than 20 years.

3) The financial information requested from the businesses is inconclusive. The BRA representative commented that

businessmen in the area were perhaps, hesitant in giving the type of information. One goal requesting this information, Fischman said, was to calculate the affect of sales on a business man's potential decision to leave Jamaica Plain.

4) Most shoppers who frequent businesses in this ar



Meeting

are "walk in" shoppers who buy convenience items rather than one time a year items such as cars or appliances.

5) According to Fischman, businessmen in the Centre street area expressed a "cynical" attitude concerning the proposal that group action in the area could be beneficial.

"Most of the merchants have the attitude that security in the area must precede any attempts at group action," Fishman said.

The BRA representative concluded that merchants in the Centre street area felt that suburban shopping centers had cut into their business and that methods must be found to make shopping centers in Jamaica Plain more attractive to the shopper.

Fischman noted the need for off-street parking in the area, the need of a magnet store (a middle size shopping store), and a restaurant.

Though hesitant in giving BRA recommendations resulting from the survey, Fischman

(Continued on Page 2)

offered two "possibilities" that, he felt, should be considered by the community, improvement of the security in the area with an eye to having shopkeepers in the area keep their stores open later and providing better and, perhaps, more parking facilities than presently exists.

He gave a specific example of the parking lot behind the First National Bank which, he said, was not always open in the late afternoon or on Saturday.

Fischman warned, however, that before any investment could be made, present uncertainties about the future of the Jamaica Plain community would have to be cleared up. He cited the decision to build the Expressway or not to build the Expressway as one of those uncertainties.

A brief discussion followed among the participants about security in the Centre street area and the possibility of hiring a private detective agency to provide protection for

UNIVERSITY OF MICHIGAN

KATHARIN TASK FORCE MEETING - MARCH 24, 1972

3/24

Mr. M. Daniel Richardson, Jr., called the meeting to order. The minutes of the previous meeting were read, corrected, and approved. The next portion of the meeting was devoted to committee reports.

Nominating Committee

Mrs. Willie Allen was nominated for Chairman; Fr. McManus was nominated for Vice-Chairman; and Don Stull was nominated for Secretary. There was a brief discussion which included Mr. Richardson's suggestion of having a rotating chairmanship; Mr. Kenney's suggestion of a co-Chairman from HUD; and Rev. Ross's suggestion of having a tri-chairmanship, with someone to represent each segment, i.e., community, federal agency, local agency. Mr. Gibert felt that representation by the other agencies was sufficient and that the leadership of the task force would best lie in the hands of the community. No term of office was set. It was moved and seconded that the task force accept the nominations as given and the motion was passed by unanimous vote.

Legislative Committee

The Legislative Committee reported on their findings with regard to a closer look at real estate legislation. They felt it was important to know what the laws are and proceed from that point on to amendment, revision, and drafting entirely new legislation. Additional technical resources were provided by Mike Faden of the Law Reform Institute and Jim Doyle of Harvard Law School. The committee decided that legislation was not enough without enforcement and real community support. The Federal Fair Housing Law which prohibits blockbusting is difficult to enforce; there is also a state blockbusting law which is very vague. There are three weaknesses here: (1) the complexity of the legal process; (2) weak enforcement by the Board of Real Estate Brokers; (3) the state consumer protection law, which prohibits unlawful and deceptive practices, fails to say what is unlawful and deceptive.

The committee suggested we prepare regulations which are within the scope of the consumer protection law or write a whole new law. Any regulation should incorporate a reporting system whereby the broker would report the number of sales, the location of sales, the price of the property, to whom the property was sold, the seller's name and address. The Real Estate Review Board would be required to keep a map of the city pinpointing the areas of high turnover; they would have the responsibility of interviewing people where they would see the possibility of blockbusting. We cannot rely on the consumer to make complaints to the agency and must devise a system where enforcement and reporting is invested in a particular agency.

Mr. Timilty pointed out that the basic problem has been that of enforcement. He suggested we get David Nelson from the Attorney General's Office involved. Mr. Nelson can define blockbusting and help to regulate the industry. He will be asked to attend one of the legislative committee meetings and to assist in the preparation of a concrete plan.

HUD is establishing a code of ethics for realtors who do business with HUD. It will issue a statement that HUD will not tolerate discrimination in showing particular homes in particular areas to particular people; this will combat "steering." Any infraction will be reported to HUD and the broker will be placed on an inelligible list - not allowed to participate in HUD programs.

The task force will prepare a multiple listing of houses for sale and all realtors; these multiple listings will be made available to the public. Mr. Gibert felt the government agencies didn't have enough manpower for such detailed involvement. Mr. Richardson said that we would have volunteers from VISTA staff complaint offices; HUD is setting one up in Mattapan.

Col Thomas Wright from the Real Estate Board reported that he was directing his efforts toward investigation of illegal speculator activity and that the suspension of a license was quite a sizeable sentence to pass on a broker. (Rev. McManus entered the room at this point and took over chairmanship of the remainder of the meeting.) Col. Wright also pointed out that the Real Estate Board only has control over licensed operators and salesmen; this has nothing to do with men who own property and sell on their own. There are 75,000 real estate brokers and salesmen in this state. Monthly reports and total listings would be an overwhelming task for the twelve investigators on the Board. Rev. Ross noted that before Col. Wright became an investigator for the Real Estate Board, it meant nothing. Those of us who know it, know that investigation was poorly done and complaints not followed up, in fact, investigators warned brokers. We found that those hired to monitor were part of the problem.

Zoning Committee

Stuart Rosenberg and Sam Brown were added to the zoning committee. They plan to tackle Mattapan Square and come up with a tentative proposal for stabilization.

The BRA has prepared a map of vacant parcels and ~~un~~^{under}utilized parcels; they have also set up a card file system for parcels. These are at the disposal of the zoning committee.

Gibert felt that the zoning issue should be dealt with in terms of current problems in Mattapan, not future commercial changes. Mr. Timilty suggested rezoning of parcels for Mattapan. Sam Brown pointed out the need to conscientiously analyze existing zoning rather than hassle with rezoning.

Business

Gibert discussed Project Build and two meetings held at ABH. The community voted not to accept Project Build and also wants to stay out. Mattapan is not represented on the Board of Directors for ABCD - not part of Mattapan scene. Project Build will be invited to attend our next meeting. Mr. Gibert recommended that all funding agencies be notified of Task Force efforts and asked to clear planning with Task Force.

Timilty suggested the formation of a committee for planning current events.

Richardson suggested BRA staff be permanently assigned to assist task force. He assigned members of his own staff: Mr. Sam Brown (New Communities); Mr. James Turner (Equal Opportunity); Mr. Steve Giddings (Multi-Family Housing representative); Mr. Roger Aurbach (Attorney-Advisor); Miss Marlena Martin (Secretary).

Watchdog Committee was organized; Rev. McManus appointed Rev. Ross, and Mr. Gibert, to serve with him.

NATHAN TASK FORCE MEETING - JUNE 10, 1972

Fr. McManus called the meeting to order and introduced himself as the temporary chairman. He gave a brief summary of the previous meeting and asked Mr. Richardson to chair the remainder of the meeting.

The members present expressed concern with the task force organization and turnout. Mr. Timilty felt it was very important to structure the task force; he sees it as having different representatives at each meeting instead of the original members. He suggested that specific tasks be assigned. Mrs. Allen felt that we should clarify what each can do for the community. The group agreed that it would be best to form committees which would delve into some of the issues. The committees are as follows:

Nominating Committee

Rev. James Coleman - Vice-Chairman
Mrs. Willic Allen - CHAIRMAN
Mr. Stephen Morse - Combined Jewish Philanthropies

Legislation Committee

Mr. Joe Timilty
Mr. Donald Stull - SEC.
Rev. Harold Ross
Mr. Lewis Gibert
Mr. Tom Arnold

Zoning Committee

Attorney Clarence Dilday
Mr. Thomas Novak
Mr. Fred Saunders

Mortgage Research Committee

Mr. Fred Saunders
Mr. Stephen Morse
Rev. Harold Ross
Mr. M. Daniel Richardson, Jr.

The three major questions were asked once again:

1. Whether or not blockbusting is going on.
2. What kind of plans would the local redevelopment authority have and how could community people use it.
3. What would be the role of HUD in that process; how could it help the BRA as a stabilizing agency.

Then, the group went into a discussion of the other two agenda items: (1) zoning and (2) blockbusting and HUD involvement.

The BRA representatives reported on zoning, especially with regard to zoning of vacant parcels. The BRA was requested to notify the group whenever there is an application for a vacant lot in the area before it becomes public information. The task force also asked the BRA for a list of parcels and recommendations for changing zoning. The zoning committee is to make an attempt to work on recommendations for zoning changes. Zoning is essentially a tool for implementing a plan for an area. It is important that a member of the Board of Trade serve on this committee. The group wants a compatible residential area and/or commercial area. The BRA asked what commercial area the group wanted to zone for housing. Mr. Richardson felt the concern was whether or not the use that presently exists is a compatible use. We are not talking about building anything else right now. The task force can put planners in touch with the community. We should prevent further deterioration right now! Zoning should not be planned in isolation from other plans of action. Mr. Richardson asked the zoning committee to work on what could be done to protect the investment of people who are already here; to get new business started; and to work on compatible residential and commercial development.

Mr. Richardson discussed blockbusting and HUD involvement.

He related having had a meeting with Secretary Romney and other area directors with regard to the very same topic. The appraisal and mortgage credit procedures have been tightened. What can HUD do right now about unethical realty practices? The Equal Opportunity staff in the HUD Regional Office is working on developing a procedure. It is not legally possible to restrict the unethical realty agencies but it is administratively possible. This morning HUD and the banks had a meeting with regard to this situation; they will be working together to see that no one is put in a position to get "ripped off." HUD is in a position to implement rules, not make them. The Weatherst case was mentioned and Mr. Richardson said he was aware of their problem and would do something about it. There was a proposal sent to the State House to increase the fine for a real estate conviction to \$1000. The only fine now is \$50 and a suspension period of 30 days. HUD is working out a benchmark procedure to set a limit on the profit someone can make on a case. We need to insure that the value of a home appreciates and doesn't depreciate. To give the group a better feel for the situation, HUD was asked to give a report on the number of FHA insured mortgage cases in the City of Boston and, more specifically, the Mattapan area. We need to *develop* a strategy for working on the real estate issue.

The task force settled on a time and place for the next meeting and adjourned.

Blockbusting

Not Submitted

Robert De Simone

M. Fischman and J. Baecker

April 4, 1972

SUBCOMMITTEE MEETING ON ZONING MATTAPAN TASK FORCE

This is to inform you of a meeting April 3 at ABH on Mattapan Task Force zoning along Blue Hill Avenue.

Discussed at that meeting was the following:

1. Areas to be rezoned between Mattapan Square and Morton Street. Tom Novak produced a map that showed increased residential zoning in the areas zoned RA. R-8.
2. It was proposed as a holding strategy to rezone some of the B-1 areas to L-.5 in order to restudy new zoning. It was felt that Morton Street Blue Hill should also be rezoned to L-.5 to eliminate the introduction of new bars and restaurants which have a detrimental affect on the neighborhood.
3. In terms of strategy, it was felt that Mattapan Square commercial zoning should continue in B-1 with definite limits at the northern point near the First National. The strategy for the commercially zoned areas north of Mattapan Square—it was felt that they should remain in a local neighborhood commercial kind of zone to facilitate the elimination of bars and other uses now existing. The area around ABH is still in question. Tom Novak indicated he would accept Jim Baecker and M. Fischman recommendation for the strip. Some question remained as to whether a residential or commercial designation was appropriate for that section.
4. A discussion of gas stations along Blue Hill Avenue led to alternative kinds of actions: establishing a special zone for gas stations (and fast foods) in order to restrict their development in the Mattapan Square area and along the stretch^{to} of the north ending at Morton Street. A second alternative was to strengthen the textural wording for gas stations to eliminate clustering at intersections e.g. Mattapan Square near church, Jenney, Mobile, Esso, Gulf. The fast food places currently exist along Blue Hill Avenue. In Mattapan Square a couple exist further towards Morton Street.

5. It was suggested by M. Fischman that new commercial (retail and service) uses may not be economically feasible in the area north of Mattapan Square. It was suggested an industrially or institutional kind of use might be introduced into that area successfully and that investigation into possibility would follow. It was pointed out by Fred Sanders that an existing industry building, warehouse, had gone out of existence a couple of years ago and had not been replaced with a use to occupy the entire square footage that was vacant.
6. In regard to area around ABH, it has been pointed out that redevelopment possibilities have been investigated and cost estimated for area across from ABH.
7. In regard to Almont Street Park, investigation should follow as to use of the park, park and recreation activities planned in the park, supervision, and manner in which to reintroduce white use of the park (Mc Manus Church sport activities have apparently taken away their activities from the park). Investigated with OPS representatives, the Parks Department and the information that is being obtained from OPS.

MF/ack

cc: Philip Zeigler

Community

Key to field plans

By JEAN P. WEINSHEL

A major step in the sweeping, \$1.2 million plan to renovate and develop Franklin Field was taken last night when members of the Franklin Field Task Force met with residents at an open meeting to determine the recreational needs and priorities of the community.

Although the meeting, which took place at the Lee School at 7:30 p.m. occurred after presstime for this week's paper, Task Force member and Franklin Field Little City Hall Manager James Loving explained that its main purpose would be to secure "community approval."

"In addition, expansion of the present Task Force to include more residents was planned.

The Franklin Field Task Force, originally a group of 12 local citizens, was formed last June for the sole purpose of putting together a comprehensive plan to renovate the 44-acre field. At that time, members of 102 community groups and social agencies in the area were invited to a meeting at which the original task force members were chosen to survey the needs and map out possibilities for the park's rehabilitation.

Those 12 members then approached the Boston Redevelopment Authority with

* FIELD (Continued on Page 10)

Franklin Field work awaits priority study

• FIELD (Continued from page 1)
been trying to find out what they felt was needed or wanted at Franklin Field and asked for technical assistance in detailing a plan. The City has already committed \$100,000 to begin the restoration of the field, but, according to Loving, none of those funds will be touched until

the community's priorities have been thoroughly assessed. Since the complete plan calls for construction of 14 basketball courts, two ice hockey areas, three playgrounds, two little league fields, two baseball-tennis fields, a soccer field, a football field, a mini-bike field, a cricket field, a sliding area, picnic area, wading pool, lighted footpaths, and locker facilities at a total cost of \$1.2 million, outside funds will obviously have to be attracted to the project.

Rather than projecting a piecemeal, "go, wouldn't it be nice" list of possibilities, Task Force members can present a detailed, more concrete plan that outlines costs and locations of the various facilities. The parts of the plan that community residents indicate as being most needed will be those parts of the total facility

that will be begun first, Loving explained, using the already-committed city funds. The city, he added, has already approved the master plan and scheduled construction at the field, but could only allow \$100,000 funding at this time.

The park itself is under the jurisdiction of the Boston Parks and Recreation Department; the MDC is responsible for the maintenance of the hockey rink presently located there and will, according to Loving, continue that responsibility in the future. In addition, the non-profit Sportsmen's Tennis Club operates a number of courts there and is beginning to construct an indoor facility at its own expense under an agreement with the city that promises organized youth programs in exchange for use of the land. The Club itself forms an integral part of the renovation plan and Task Force group.

The park, during and after renovation, will remain under the jurisdiction of the Parks and Recreation Department, although maintenance and construction will be directed by the Task Force, Loving explained. He expressed confidence that such an arrangement would be extremely workable.

The next step in implementing the plan, he continued, would be working out immediate details in order to begin construction of some of the facility by spring. The project, he concluded, would most likely not be totally finished for at least two years.

Garbage filters much of the present basketball court at Franklin Field. The master plan for renovation and development of the area calls for 14 basketball courts.

Ferry Photos

MAR 9 1973

New
England
Newspaper

MATTAPAN

Hopeful mood begins to take hold in Mattapan

Mattapan, still intact as a middle class neighborhood despite a near fatal dose of social shock, is fighting for its future.

The community, which went from virtually all white to virtually half-black in less than a decade, is trying to do what few communities in similar circumstances anywhere have been able to do — keep itself together as a good place to live and raise children.

The needs are many. A way must be found to put a floor under property values so that Mattapan remains a place where a family is willing to invest its savings in a home. Neighborhood institutions, such as schools, churches, banks, stores, must be strengthened.

Too often a change in racial composition in a neighborhood has meant an end to meaningful outside investment, to a marked decline in the quality of city services from garbage collection to police patrols.

Community morale sinks. Civil spirit turns to apathy and a once vital neighborhood becomes a slum.

No one is guaranteeing that the old familiar process won't sink Mattapan but the signs are encouraging this small corner of Boston will manage to survive.

— The great migration of white families (in the past 10 years, the Jewish population has dropped from 15,000 to 2500) has slowed to a trickle.

If the remaining white population holds fast (it now stands at about 55 per cent of Mattapan's total), real estate values could begin creeping back upward.

— A number of plans for development and redevelopment (all pegged modestly enough to avoid neighborhood disruption) are on the drawing boards.

Mattapan Square merchants predict that their shopping center by the Milton line will have a major face-lifting within the next year —

a nationally-known retail chain will open a Mattapan outlet.

— Construction will begin late this summer or early next fall on a new community elementary school.

The school would not help improve the quality of education in the neighborhood, it would provide a

Goldman and Stuart Rosenbergs, board president, are working with the Boston Redevelopment Authority (BRA) on a short-range plan that would spruce up the square's appearance without demolition or interruption of business.

A NEIGHBORHOOD REPORT

badly needed recreation outlet, particularly for the neighborhood's teenagers.

— A police-community relations program is expected to be announced shortly and neighborhood leaders are hopeful that it will lead not only to improved police protection but a greater sense of security.

The security question is a particular sore point in Mattapan. For months citizen patrols have been enlisted by community organizations to augment the regular police patrols.

Although crime statistics show that Mattapan remains among the safer sections of the city, the fear of crime has taken its toll.

Leaders of the Mattapan Square Board of Trade tell of potential customers who shy away from the square because of unfounded fears.

"Some people expected to be shot as soon as they stepped on the sidewalk," said Larry Goldman, board vice president. "Who ever got shot? Who got raped?"

One way to tackle fear is to get people back to the square to see for themselves that the area is safe. But to get customers coming back in force, the square itself must have the stores to attract them. At the same time, it must look like an inviting place to shop. The square is now a bit seamy at the edges.

"If we can get the people back to Mattapan Square, we can get the



"Hold your own jacket!"

At the same time, Mattapan is mending its own political foundations. Workers are out trying to develop neighborhood precincts, organize them and keep them organized.

The strong political base is one way to make sure that City Hall support remains firm in Mattapan.

Fortes is confident that the worst is over for Mattapan. "If we get two or three things that are in the fire out of the fire, you are going to see a dramatic turn," he predicted.

One sign of the new mood is the decision of the Combined Jewish Philanthropies to move its Mattapan center into a larger building — a step that will allow the agency to expand its services.

Of the 2500 Jews left in Mattapan, 1000 are elderly. The center serves them but it is also open to the community as a whole.

The decision to expand illustrates a commitment on the part of the CJP to stay in Mattapan.

In the long run that commitment could prove more important than the expansion of the program.

Black-white rectification along with fear and distrust has long been a part of the Mattapan scene. Now, clearly, many in Mattapan want to move away from that and

cause radical friction gets in the way of the common goal — survival.

"I'd be lying if I said there isn't any bigotry," said Jeff Spiegel, a 26-year-old director of Little City Hall. "But at the same time, our community leaders are making a real effort to impress on their constituents the need to hold tight and not to split."

That, said Spiegel, was the basic reason for the community uproar over a column in the Boston Evening Globe that depicted neighborhood bigotry.

"The feeling was that everyone was putting so much effort in and such an article reduces the possibility that something positive will result from it."

Spiegel said that the number of people "really involved in the issues of the day" has increased dramatically over the last year.

At the same time, he said, number of racial myths are being dispelled, including the one that says that "a black will move in and ruin a neighborhood."

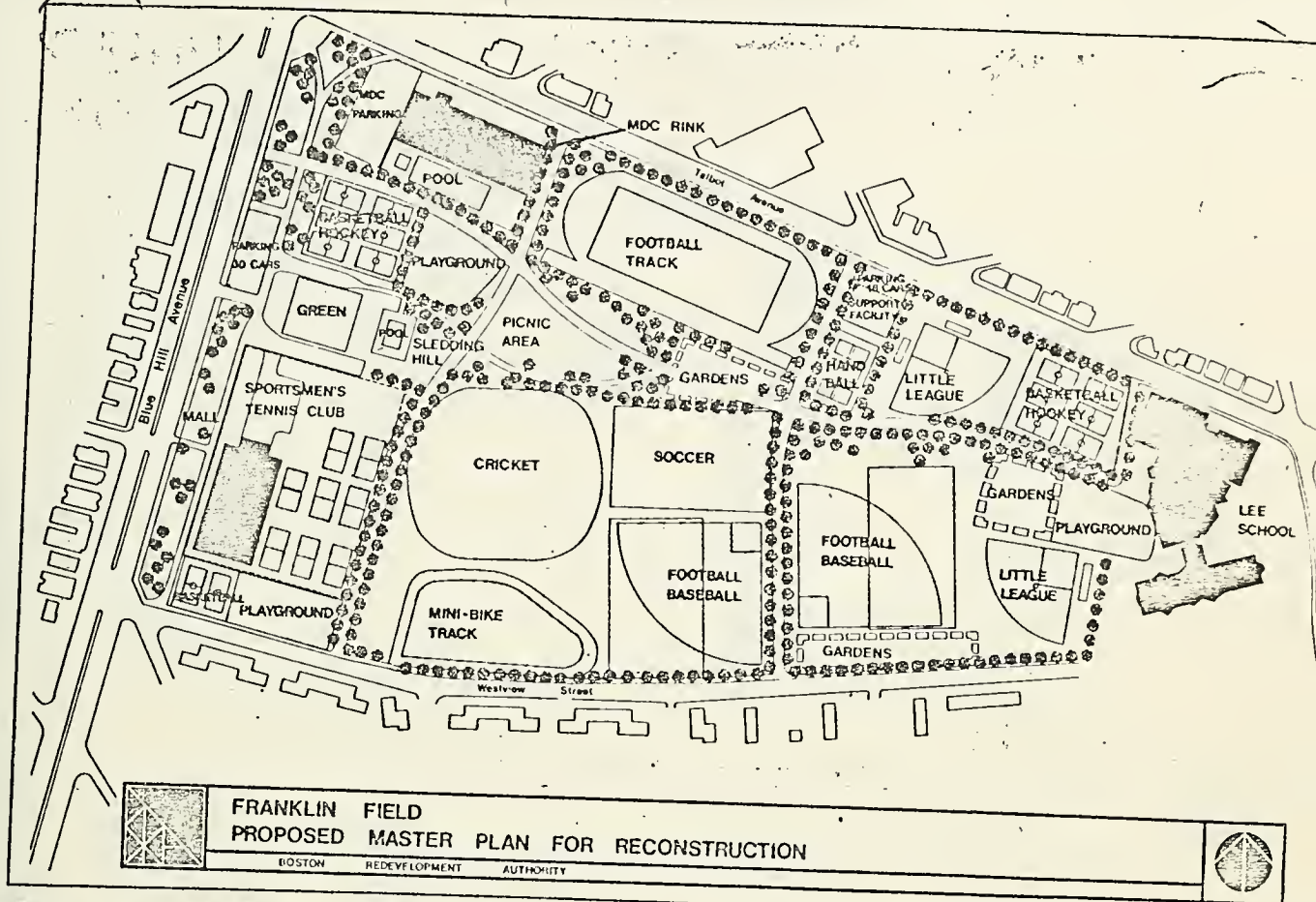
"It is being demonstrated that people are not only keeping up the homes but they are investing more in them," Spiegel said.

"I'm confident that the

OCT 12 1972

New
England
Newsclip

DORCHESTER



Franklin Field plans announced

The Mayor's Office of Public Service, the Boston Redevelopment Authority, and the Franklin Field Task Force have developed a master plan for the continuing renovation and development of Franklin Field utilizing \$100,000 in city funds.

The Task Force, a group of 12 local citizens, will hold a public meeting at 7:30 p.m. Wednesday, October 18, at the Lee School, to discuss the plan. The plan is designed to meet the recreational needs of the community and to complement the existing facilities. The city will seek ad-

ditional funds if the plan is approved.

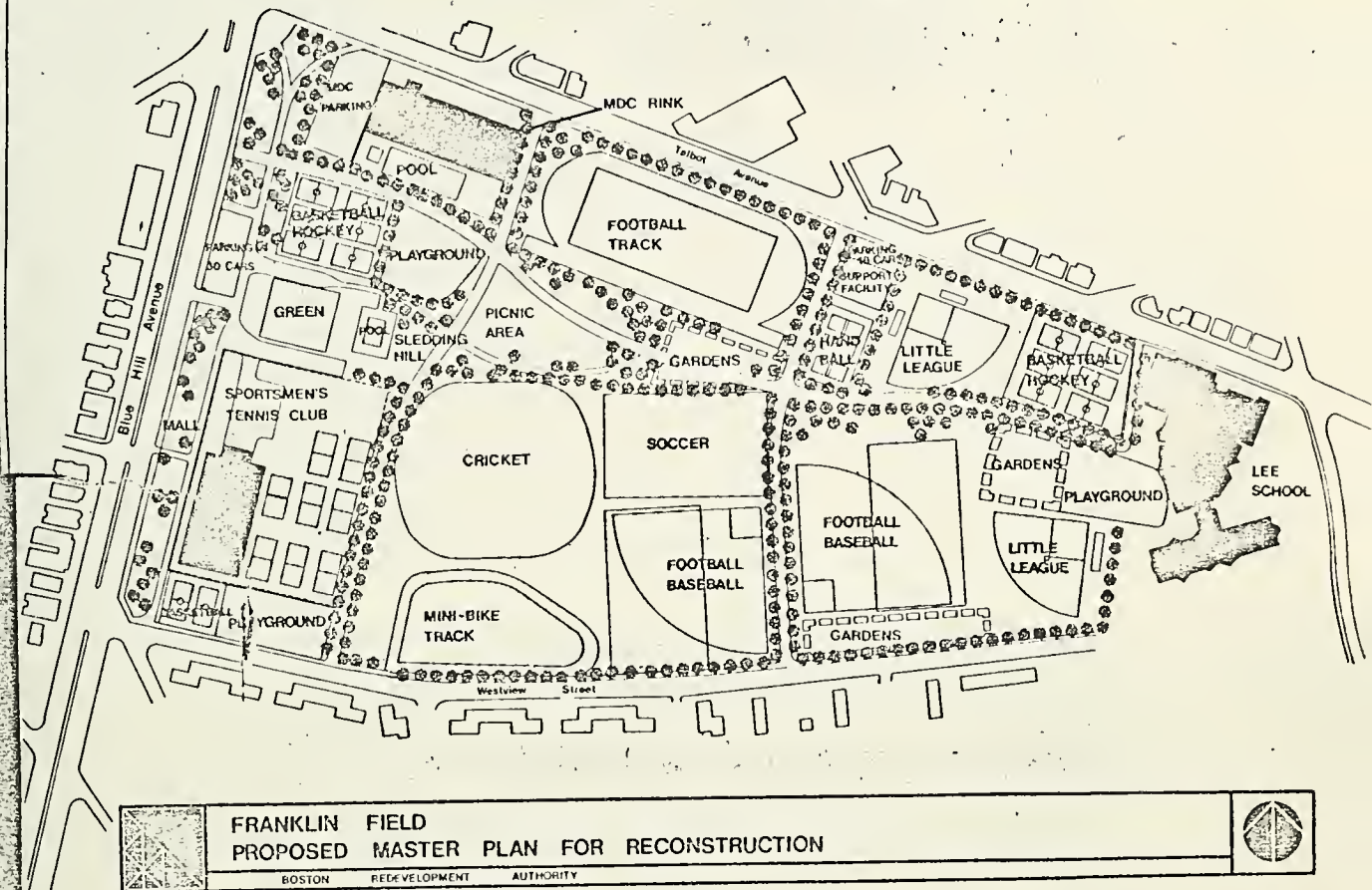
The proposed plan calls for the construction of 14 basketball courts, two ice hockey areas, three playgrounds, two little league fields, two baseball-football fields, a soccer field, a cricket field, a mini-bike track, three gardens, a sledding area, a picnic area, a wading pool, a completely lighted footpath system, and locker room facilities.

Copies of the Task Force plan are available at the Franklin Field Little City Hall, the Lee School, the Lena Park Community

Service Center, and the Codman Square Branch Library. Questions may be directed to Franklin Field Little City Hall Manager James Loving at Blue Hill Avenue and Morton Street, 296-0400.

Task Force members include Loving, Mary Yeaton, Coordinator for the Lee School Community Council, Jim Smith, President of the Sportman's Tennis Club, Norman Thompson, Director of Project Build, and Phyllis Turner, Lena Park Community Service Center.

Instruction at Franklin Field released



OCT 12 1972

DORCHESTER

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Plans for revamping, cons

1255
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struction of 14 basketball courts, two ice hockey areas, three playgrounds, two little league fields, two baseball-football fields, a soccer field, a cricket field, a mini-bike field, three gardens, a sledding area, picnic area, wading pool, lighted footpaths, and locker facilities at a total cost of \$1.2 million, outside funds will obviously have to be attracted to the project.

But by developing a master plan in advance of any guaranteed funds, Loving believes that such funds, as well as possible further support from the city, will be less difficult. Rather than projecting a piecemeal, "gee, wouldn't it be nice" list of possibilities, Task Force members can present a detailed, more concrete plan that outlines costs and locations of the various facilities.

The parts of the plan that community residents indicate as being most needed will be those parts of the total facility that will be begun first, Loving explained, using the already-committed city funds. The city, he added, has already approved the master plan and scheduled construction at the field, but could only allow \$100,000 funding at this time.

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*FIELD (Continued on Page 3)

Local priorities to decide renovation

*FIELD
(Continued from page 1)

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plementing the plan, continued, would be working out immediate details in beginning construction of the facility by spring project, he concluded. Most likely not be finished for at least two

SEP 28 1972

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England
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ZONING

Star Market development discussed

1385
Thursday evening, September 14, a group of Mattapan residents met at the Association for Better Housing to discuss the role in the proposed Star Market Mattapan development. The location of the proposed development is the vacant land on Mort street across from Police Station 3. The residents are concerned about Star Market's plans. The people want to make sure that whatever is built on the site is congruent with the adjacent neighborhoods.

From the residents' point of view, the meeting was given a greater sense of urgency when, at a recent Zoning Board Hearing, Star Market objected to a zoning proposal submitted by the people of Mattapan. The section of the proposal affecting the Star Market parcel would have altered the area's zone from industrial use to residential two and three family use.

The group agreed to meet with Jim Backer, BRA District Planner for Mattapan, and an architect, in order to develop their own plans for the site. Their efforts will be directed toward developing a plan which will be suitable to the surrounding neighborhoods and at the same time economically feasible for the owners of the land.

The next meeting of the group has been scheduled for Thursday, October 5, at 7:00 p.m. at ABH. Detailed plans and drawings will be presented at that meeting.

All citizens concerned about the further land development of Mattapan are urged to attend the next meeting.

THE PARK TRIBUNE
1000 MASS.
1,000

MATT-DOR

NOV 16 1972

1355

New
England
Newspaper

Community betterment groups planning winter activities

By Peter Hooper, ABH

In many respects the coming of winter symbolizes the death of living things, hibernation and a loss of spirit. The trees lose their leaves, the green lawns turn brown, the animals seem to disappear and even street activity goes indoors because of the cold and raw New England weather.

In other ways, however, winter brings life to a community. The issues of school, the problems of work and the internal developments of the community are all brought together around the discussion table for neighborhood action and response.

Mattapan certainly falls into this category. Sometimes successful, other times not, the residents of Mattapan have not shrunk from the responsibility of tackling their common problems. They maintain a resiliency unparalleled in most communities.

As President of the Mattapan Neighborhood Block Association, Norm Finley would certainly concur that his group has devoted countless hours to the improvement of the Mattapan environment by submitting a rezoning proposal for Blue Hill Avenue. Phil Daley, President of the Hazelton Street Improvement Association, has

tirelessly gone about the task of obtaining adequate lighting for the Logue and Baker school yards. Jean Harrington of the West Seldon Street Association has also worked arduously with her group and the BRA in order to develop plans for the proposed Star Market facility on Morton Street. Certainly the recent meeting of community group leaders with Mayor White evidences their commitment to Mattapan.

The Association for Better Housing, too, has made a commitment to the stabilization and revitalization of Mattapan. Working with community groups and block associations,

ABH has offered the numerous services. ABH has developed many youth programs; initiated a police community relations program; acted on the abandonment of homes in Mattapan and taken positive action on the unemployment situation in Mattapan.

As much as people associate winter with the retreat of life, in a real sense, it is also the season of unbounded activity. For Mattapan, activity means the rebirth of a viable community. Ultimately, a viable community means people working with people, blacks and whites together, to solve their common problems.

SEP 7 1972

New
England
Newsclip

MATT-DOR

Mattapan residents file zoning petition

PAGE ONE

by Stephen Curwood

"The impression that deterioration is creeping toward Mattapan Square needs to be altered," says a recent report issued by the Boston Redevelopment Authority (BRA), and the Mattapan Neighborhood Block Association recently moved in an effort to combat that impression.

The Block Association, which was formed in 1970 when Mattapan was in the throes of speculative blockbusting, recently filed at City Hall a petition to

change the zoning of Blue Hill avenue from Morton street south to Mattapan Square. The goal of the zoning change is to increase commercial viability along the avenue and to protect residential neighborhoods from incompatible businesses, spokesmen said.

"Blue Hill avenue at one time attracted a significant number of shoppers," said the HUD Mattapan Task Force recently, "traffic congestion, lack of parking, security problems, store obsolescence, outward shift of population to suburban areas and a decline in physical attractiveness of the neighborhood have led to the decline in the commercial viability of Blue Hill avenue."

The Task Force concluded that large shopping centers along the American Legion Highway in Roslindale and Cummins Highway in Hyde Park, combined with local chain supermarkets "are attracting the business formerly supporting neighborhood-oriented variety and food stores."

What has taken their place? Too many gas stations, car washes, fast-food joints, clubs and restaurants, real estate offices and just plain abandoned buildings. Soon it is possible, spokesmen say, that used car lots will proliferate.

4
Cont. on p. 17



Rezoning

Con

business, and keep firms like automobile parts suppliers out of family neighborhoods.

Aware that the marginal businesses affected by the proposed zoning changes might go under if the changes are approved, the BRA and the Block Association also emphasized that new construction of apartments along Blue Hill avenue—for the elderly, and small families who can use the easy access to public transportation—is essential if the zoning changes do, in fact, help to improve the neighborhood.

The proposed changes reportedly represent the first time in recent years that the zone-change mechanism would be used for the improvement of a large substantially black-populated area.

JAN 26 1972

New
England
Newsclip

MATT. DOOR

Illegal real estate to be checked on Panel to fight blockbusting in Mattapan

A 21-member task force has been formed to combat potential blockbusting and possible illegal real estate speculation in Mattapan, M. Daniel Richardson Jr., director of the Department of Housing and Urban Development's Boston office, announced yesterday.

Richardson said the task force would "seek to protect the individual home buyer and seller from un-

scrupulous realtors. It will determine and implement, if necessary, new residential and commercial practices and procedures."

Represented on the task force will be HUD, the state Department of Communities and Development, the Boston Redevelopment Authority, the Mattapan Neighborhood Block Assn., the Mattapan Civic Im-

provement Assn., the Assn. for Better Housing Inc., Charlestown Savings Bank, the Mattapan Board of Trade, St. Angela's Church, Concord Baptist Church and the Jewish Community Council of Greater Boston.

Richardson recently announced a three-point program to discourage blockbusting and unethical speculation and a new proc-

essing procedure on applications requesting HUD insurance on home ownership loans in the Mattapan area. HUD insures but does not finance such loans.

He said all applicants for insurance must, "for their own financial protection," receive home ownership counseling from HUD or HUD-approved counseling agency.

BAY STATE BANNER
BOSTON, MASS.
W. 17,000

OCT 12 1972
RECREATION

New
England
Newsclip

Franklin Field to be renovated

The Mayor's Office of Public Service, the Boston Redevelopment Authority, and the Franklin Field Task Force have developed a master plan for the continuing renovation and development of Franklin Field utilizing \$100,000 in city funds.

The Task Force, a group of 12 local citizens, will hold a public meeting at 7:30 pm Wednesday Oct. 18 at the Lee School to discuss the plan. The plan is designed to meet the recreational needs of the community and to complement the existing facilities. The city will seek additional funds if the plan is approved.

The proposed plan calls for the construction of 14 basketball courts, two ice hockey areas, three playgrounds, two little league fields, two baseball-football fields, a soccer field, a cricket field, a mini-bike track, three gardens, a sledding area, a picnic area, a wading pool, a completely lighted footpath system, and locker room facilities.

Copies of the Task Force plan are available at the Franklin Field Little City Hall, the Lee School, the Lena Park Community Service Center, and the Codman Square Branch Library. Questions should be directed to Franklin Field Little

City Hall Manager James Loving, Blue Hill ave. and Morton st., 20400.

Task Force members include James Loving, Franklin Field Little City Hall Manager, Mary Yeaton, Coordinator for the Lee School Community Council, Jim Smith, President of the Sportsman's Tennis Club, Norman Thompson, Director of Project Build, and Phyllis Turner, Lena Park Community Service Center.

THE END

PHNA Discusses Dorchester Shoreline Land Use

The Pope's Hill Neighborhood Association (PHNA) held a regular business meeting on Wednesday, November 29, 1962 at 8 p.m. at the Redberry Knights of Columbus Hall.

The meeting began with a report by the PHNA secretary, Kay Walsh on the October meeting. Mrs. Walsh also noted the large membership of the K. Club at Neponset, the newly founded senior citizen group. Mr. John Gannon, the K. Club president was introduced to the PHNA membership.

Reports were given by James Hunt on the success of the Halloween Party and Brian Leahy on Tenean Beach. Mr. Leahy stressed that the Beach Committee was opposed to any filling in the Tenean area and promised to let all the committee members aware when a hearing will be held on the Peter's Company petition to fill Pine Neck Creek.

John Doogan gave a report on the failure of the initiative petition to repeal the racial imbalance law and Barbara Cheney told of all the work the Planning Committee for the Murphy School has been doing in recent weeks. Mrs. Cheney stated that a Community Council will be formed shortly after the new year and any member of the community interested in the Murphy School should become part of this council.

Sgt. Charles Deary talked to the Association on security measures that should be taken in their homes and stressed safety precautions that women should observe when shopping

in the Christmas season.

Sgt. Deary suggested that PHNA members attend the Police Community Relations workshop which is held the second Monday of every month. After Sgt. Deary's talk many of the residents expressed their dismay concerning the vandalism being committed in the area by neighborhood youth. Cooperation of all adults in combating this problem was urged.

Arthur Noonan of the B.R.A., the guest speaker of the evening, gave an excellent presentation on proposed uses of land along the Dorchester shoreline. Mr. Noonan shortened his presentation due to the length of the meeting and promised the Pope's Hill Association that he would return at a later date when a more detailed exchange of information could take place between the B.R.A. and the PHNA.

Paul McDevitt of the MDC, also a guest speaker, outlined the MDC's plans for safety in the region of the new Murphy School. An overpass will be constructed over Morrissey Boulevard, but it will not be ready when the school opens in September 1973. All traffic lights in the area will be upgraded and the sidewalk under the railroad bridge will be widened.

Mr. McDevitt asked Richard Livingston, president of the Neponset Youth Civic Association, to step forward and exhibit the plans for the Raymond Sweeney Memorial shelter and benches to be erected on Tenean Beach in the spring.

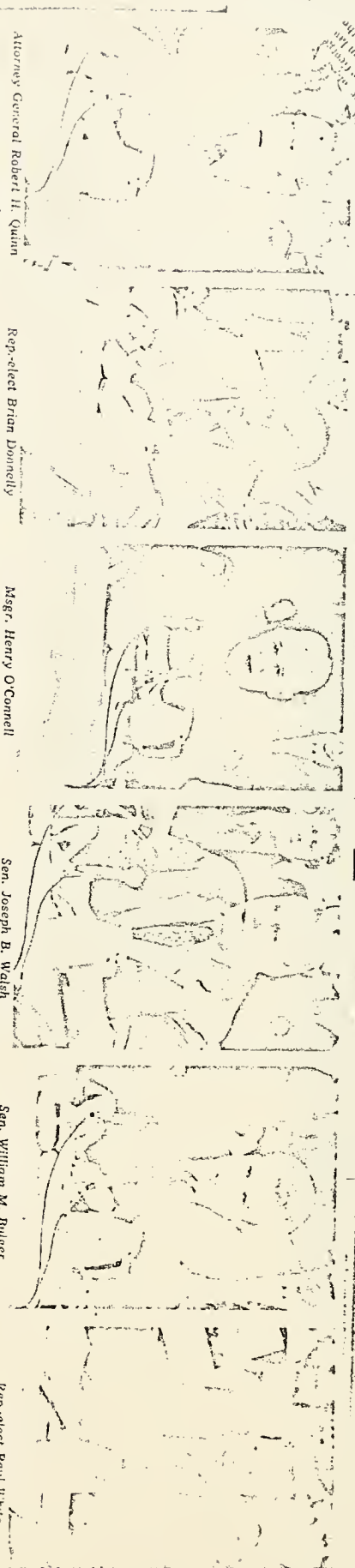
The MDC promised to keep the Pope's Hill Association fully informed in the summertime as to the content of pollution counts and other measures the MDC will be taking to improve the quality of life at Tenean Beach.

Paul McDevitt then unveiled the drawings for the schoolboy track at the Hallett Street Dump. Due to the late hour, Mrs. Harrington asked postponement of the track development so that Mr. McDevitt could answer questions concerning the problems at the MDC skating rink in Neponset. The MDC promised written replies to a list of questions prepared by the Pope's Hill Executive Board and Mr. McDevitt assured the members that he is "only a phone call away" when MDC problems arise.

Mrs. Harrington concluded the meeting by outlining the developments with the Boston Gas Company. Representative John Finnegan informed PHNA that the Gas Company's lawyers have delayed the filing of briefs until December 15 with the Department of Public Utilities.

The Pope's Hill Association was pleased to have in attendance at the meeting City Commissioners Patrick McDonough and Lawrence DeCarra, State Representatives Brian Donnelly and Paul White, City Hall Managers William McDermott and Nifty Egan. The members were particularly happy to welcome one of the charter members of the Association, Bud C. Paul Murphy.

James P. Walsh, a former state legislator, was not in the building when the explosion occurred. He was in the vicinity of the explosion, but he was not in the building. He was in the vicinity of the explosion, but he was not in the building. He was in the vicinity of the explosion, but he was not in the building.



Attorney General Robert H. Quinn

Rep.-elect Brian Donnelly

Msgr. Henry O'Connell

Sen. Joseph B. Walsh

Sen. William M. Bulger

Rep.-elect Paul White

Large turnout, united opposition mark DPU hearing on propane tank proposal

Analysis: No

One wants 'em

Continued from page 1

...to give the Gas Company the chance to state their case before they went on the attack.

The hearing before the DPU, an appointive body, was held in order to construct the proposed seven propane gas tanks. The DPU will make the determination based upon several state statutes which give them the authority to regulate the industry.

If the DPU decides to grant the variance it is by no means the final step for the Gas Company. The issue of whether the DPU is permitted to construct the tanks.

If permission is granted, the Gas Company must still seek a variance to actually fill the tanks. At the present time, and store at home to commercial level. For that reason, Boston Gas must go before the City's Board of Public Works. There are increasing loads, and there are

would soon vote, perhaps unanimously, against the proposal. In addition, BKA director Robert Kennedy, who still feels burned over the company's failure to live up to its word to seek a variance to build a 4.5 acre public park at the point indicated by letter to DPU chairman John Veram.

That the Gas Company was guilty of an "apparent failure to comply" with the planning authority's overall scheme for the waterfront.

Evening in the licensing petition, however, could be the repetition of Boston Mayor Kevin White to the proposal. While John Veram "is our position that there will be no damage to environmental impact on the surrounding residential neighborhoods at the location is petition is granted."

Rep. John Finnegan squares off with a Boston Gas Company attorney as the legal battle over a proposal for new gas tanks gets underway.

Residents ask: Why us??

(Continued from Page 1)

...to have arisen as an afterthought. A month ago, it seems we did not have this problem. We did not have this problem. We did not have this problem. We did not have this problem. We did not have this problem.

He also called for a "full scale investigation" by the region's congressional delegation.

Senator Joseph Walsh, the senior member of the congressional delegation, said the Gas Company was "asking residents to have next door to a bomb. They dodge all our questions. When we ask about safety," Walsh said. "The Gas Company has a credibility gap."

...to have arisen as an afterthought. A month ago, it seems we did not have this problem. We did not have this problem. We did not have this problem. We did not have this problem. We did not have this problem.

Boston Gas tank proposal meets strong opposition

By J. J. FOLEY

A host of community persons, including politicians, citymen, housewives, students and businessmen appeared Tuesday morning before a public hearing of the State Department of Public Utilities (DPU) to register their opposition to the proposed installation of a gas tank in the basement of the Commercial Point building at the corner of State and Commercial streets.

The hearing, which was held in the State Department of Public Utilities building, was the first of a series of public hearings on the proposed installation of a gas tank in the basement of the Commercial Point building. The hearing was held in the State Department of Public Utilities building, which is located at the corner of State and Commercial streets.

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150 member "Embassy" outfits a supply of the fuel Monday night at Commercial Point. The Gas Company says this view will be an infrequent sight this winter if present predictions of an LNG supply shortage are accurate.

Politicians, residents agree: "Stop the gas tanks"

Ferry Photo

By Ed FOLEY

Politicians, citymen, housewives, students and businessmen appeared Tuesday morning before a public hearing of the State Department of Public Utilities (DPU) to register their opposition to the proposed installation of a gas tank in the basement of the Commercial Point building at the corner of State and Commercial streets.

Virtually the entire opposition delegation from the hearing, which was held in the State Department of Public Utilities building, was the first of a series of public hearings on the proposed installation of a gas tank in the basement of the Commercial Point building.

News analysis

Other private citizens arrived by car, DPU and on foot from their downtown offices to oppose the proposed installation of a gas tank in the basement of the Commercial Point building.

(Continued on Page 9)

(Continued on Page 9)

DORCHESTER ARGUS
CITIZEN
BOSTON, MASS.
W. 9,800

NOV 16 1972

New
England
Newsclip

DORCHESTER



Pope's Hill Assoc.

Meeting, November 29

The Pope's Hill Neighborhood Association will hold its next meeting on Wednesday, November 29, at the Redberry K. of C. Hall. At that time, representatives of the MDC and the BRA will discuss the Dorchester shoreline.

On Thursday, November 9, the senior citizens met at Florian Hall. Elected as officers are John Gannon, President, Henrietta Russell, Vice President, Mary Mulcahy, Secretary, and Mary Jones, Treasurer. The senior citizens chose as their name - The K Club of Neponset. The Pope's Hill Association is especially proud that the senior citizens honored its secretary, Kay Walsh. Kay has been instrumental in organizing this group. The next meeting is planned for Thursday, November 30 at 1 p.m. at Florian Hall.

The Pope's Hill Neighborhood Association extends sincere congratulations to Mr. and Mrs. Daniel Sinclair of Rosemont street on the occasion of their fiftieth wedding anniversary.

DORCHESTER ARGUS
CITIZEN
BOSTON, MASS.
W. 9,800

SEP 21 1972

New
England
Newsclip

DORCHESTER
DUNA meets
BRA tonight
at 8:30
1355

A special meeting of the
Dorchester United Neighbor-
hood Association (DUNA)
delegates will be held Thursday
night at 8:30 p.m. at Blinstrub's
Old Colony House.

The public hearing will
review preliminary plans by the
BRA for the Dorchester Bay
waterfront from Columbia
Point to Port Norfolk. The
meeting is under the chair-
manship of Sam Sawtelle,
Cedar Grove Civic Association
president and chairman of
DUNA's waterfront committee.

According to DUNA president
Ed Farrell, a number of
planners from the BRA will
appear, including Director of
Planning, Bob DeSimone and
regional planner Arthur
Noonan. Farrell said that the
plans would in no way be con-
sidered proposals, and the
meeting itself would be an open
discussion of the possible uses
of the waterfront area on
Dorchester Bay.

"We've asked the BRA to put
some of their ideas into black
and white and present them to
us 'amateurs'," Farrell said.
"Sometimes the local amateurs
can see things that the pros
can't see, and we hope we'll be
able to come up with some ideas
Thursday night."

SEP 21 1972

New
England
Newsclip

DORCHESTER

September 21, 1972, 1:45 PM

Controversial landfill for sale

Property offered to city for \$1

By ED FORRY

1355

Rockland Realty Trust, owners of a controversial waterfront landfill at the foot of Victory Road, has offered to sell the property to the city for one dollar, it was learned last week.

According to published reports in the *Boston Globe*, Dorchester District Court Judge Jerome P. Troy, who established the trust and was instrumental in having the waterfront area filled in hopes of constructing a marina, has made the sale offer to government officials.

Ed Farrell, president of the Dorchester United Neighborhood Association (DUNA) said Tuesday that "a majority of the members of DUNA want the area for recreational purposes." Farrell said that Rockland's offer was the outgrowth of a series of meetings held since last spring between both DUNA and City officials and Judge Troy.

"The land is there, it could be used for something useful for the community," Farrell said. "Our attitude is that we're thinking simply of the community. The earlier question of Rockland's right to fill at that

spot is another issue. The landfill is there, and I think it could become an asset for the community."

Farrell said that the MDC had been brought into the matter, since that agency has responsibility for much of the Dorchester Bay waterfront. He added that he was attempting to arrange a meeting with MDC Commissioner John Sears this week in order to discuss the possibilities of a public takeover of the landfill.

"Some people feel that it can become another beach for Dorchester," Farrell said. "I think instead in terms of a boardwalk, with perhaps a picnic area - a place where people young and old alike can walk out and enjoy the shoreline," he said.

It was learned that both the BRA and the MDC are considering the offer. Farrell added, "Everyone agrees that it might be a good spot for recreational purposes."

MAY 4 1972

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DORCHESTER

Gas Co. awaiting Sears' approval

By ED FORRY

Representatives from the MDC, the BRA, and the Dorchester United Neighborhood Association (DUNA) are meeting this morning at City Hall to discuss the Boston Gas Company's proposal to install a new fishing pier and boat ramp at the company's Commercial Point property on Dorchester Bay.

The meeting was called to discuss the most recent plans for the community facility which the utility company has promised to build on the site of a dilapidated pier which was long a popular spot with local anglers.

The proposal has been before MDC Commissioner John Sears for some five weeks, according to a Gas Company spokesman. Although the property is owned and controlled by the utility company, Boston Gas is reluctant to proceed with construction without the expressed

cooperation and consent of the government agency.

Kenneth O'Rourke, speaking for Boston Gas, told the *Argus* "At best we are mildly upset that the MDC has not shown much interest in our latest proposal. The plan before them now is better than the one they saw before."

The Gas Company has proposed to build the pier, a public boat ramp, and parking space for some 35 to 50 cars in the shadow of their LNG tanks at Freeport street. The proposal has met with the enthusiastic support of the Dorchester United Neighborhood Association (DUNA,) whose executive board voted unanimously to support the plan.

However, when the plan arrived on Sears' desk, it was met with a good deal of hesitation by the MDC Commissioner and his staff.

"The latest plan of the Gas Company is an improvement over their last plan," the MDC's Mrs. Julia O'Brien told this paper.

"The previous plan had room for only about 15 cars."

"In order to support this recreational site, the MDC must be assured that the pier and boat ramp would be a truly accessible facility for the Dorchester community. We are concerned over the small size of the site, as well as the public access that would be afforded."

The plan is the most recent of several proposals made by Boston Gas to provide the facility. At one point, it was suggested that the land might be leased to the City of Boston through the BRA, and that one of those agencies would administer it. The latest plan calls for the Gas Company to build and administer the site autonomously.

Several community leaders have expressed their concern over the commitment which Boston Gas might have to maintaining the site for a long period of time.

*GAS CO. (Continued on Page

Nancy A.

Miss Nancy Achorn of Draper street, Dorchester, has been selected by the Old Dorchester Unit No. 65, American Legion Auxiliary, as its representative to the 26th Annual Massachusetts Girls State, to convene at Bridgewater State College June 10th to 16th.

Miss Achorn is a member of the junior class at Cardinal Cushing Central High School. More than 250 other representatives will come from all parts of the state and will

Gas Co. project may be delayed

Continued from Page 1)

It is thought in some quarters that the Gas Company has plans for a third and perhaps a fourth LNG tank on Commercial Point. It is feared that, if the utility company maintains control over the site, the facility may someday be closed to allow for the expansion of their physical plant.

The meeting this morning between the government agencies and the community leaders was expected to present some unified opinion which would: 1.) Ask the Gas Com-

pany for a long-range commitment to the facility and 2.) Assure the community that the new recreational complex would afford the maximum amount of public access when it is opened.

It is expected that representatives from the three groups will meet with Boston

Gas Company officials next week to present their proposals. However, the delay in agreement over the site will probably force a later completion date on the project, which now might not be available to the community until well into the summer months.

Seminars are again in every state (and District of Columbia, Alaska, and Alaska. At Girls State the miniature state government is established and they will be their own. They will be political parties, conventions, nominate for office, conduct

17,500 girls with states of Auxiliary in Mrs. Edward Director of

Oct 19 1972

Franklin
Newspaper

255
DORCHESTER

Community priorities decide develop

By JEAN P. WEINSHEL

A major step in the sweeping, \$1.2 million plan to renovate and develop Franklin Field was taken last night when members of the Franklin Field Task Force met with residents at an open meeting to determine the recreational needs and priorities of the community.

Although the meeting, which took place at the Lee School at 7:30 p.m., occurred

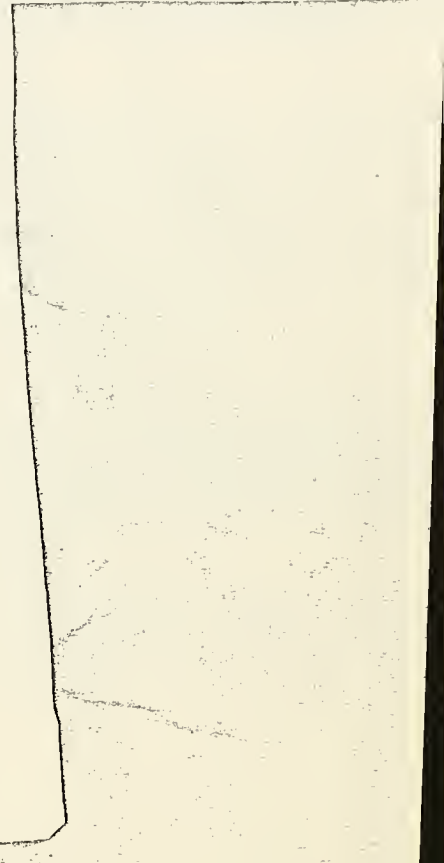
after presstime for this week's paper, Task Force member and Franklin Field Little City Hall Manager James Loving explained that its main purpose would be to secure "community approval."

"In addition, expansion of the present Task Force to include more residents was planned.

The Franklin Field Task Force, originally a group of 12 local citizens, was

formed last June for the sole purpose of putting together a comprehensive plan to renovate the 44-acre field. At that time, members of 102 community groups and social agencies in the area were invited to a meeting at which the original task force members were chosen to survey the need and map out possibilities for the park's rehabilitation.

Those 12 members then approached the



'Green strip' along shore

BRA, DUNA meet to discuss waterfront plans

PAGE ONE

By ED FORRY

135

Representatives of the Boston Redevelopment Authority (BRA) met Thursday night with delegates from the Dorchester United Neighborhood Association (DUNA) to discuss plans for development of the Dorchester Bay waterfront.

The meeting, chaired by sub-committee chairman Sam Sawtelle, was described as a "preliminary discussion about the potential uses for the waterfront" by both BRA and DUNA officials.

It was emphasized throughout that there were few specific plans set, but Peter Noonan, regional planning director for Dorchester, said his agency tried to plan "10 to 15 years ahead."

Noonan was the principal spokesman for the BRA at the meeting. He was backed up by a number of officials from that agency in answering specific questions on particular areas.

Noonan said the BRA would like to see a "green strip all along the waterfront," starting at Castle Island in South Boston and continuing south along the bay as far as the Quincy line at the Neponset River. He commented on reports that the Boston Gas Company is planning a third gas tank at their Commercial Point site by saying "I'm not convinced of the need for a third gas tank at this time."

The BRA planners brought with them a number of maps which graphically illustrated the recreational and industrial uses of the waterfront. Other maps showed the pollution counts in the area, and such things as population densities along the shore, marinas, yacht clubs and other similar factors.

Noonan said that he would make a number of these available to DUNA officers as soon as the huge maps are reduced in scale.

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SEP 21 1962
Newseum

MATT-DOR

Residents discuss future of property

The association for Better Housing played host to eleven concerned community persons this past Thursday evening at its Blue Hill Avenue office.

Most of the residents being from West Selden street were concerned about a parcel of land that exists near their homes (frontage on Morton st.) in the Mattapan Community.

This meeting's dual purpose was to bring interested residents together to both inform them of, and discuss with them the present status of this property owned by Star Market Co. and how it relates to the recent zoning amendment that would change the specific 9-acre parcel into a residential area (R-8) from its former, light manufacturing designation (M-1).

Additionally, but more importantly, rather than just talking about the problem, these residents have started to mobilize their best resources (themselves) and are now deploying their energies to find a viable "Plan of Operation" that will produce a solution acceptable to the majority of residents also living in the

community. Hopefully, that solution will answer the question, "What should be built on that property, that will positively service the community that is to support it?"

Little City Hall, on hand with ABH and BRA representatives listened to the residents voice their sincere concerns and then offered its services to act as either a "Communication" or liaison agent in aiding the residents to obtain the expert

opinions of professionals working within both the public and private sectors of Housing, and its attendant areas, who may have some answers.

We would like to thank Earline Allen, Peter Hooper, Heriman Brody (ABH); Jim Backer (BRA) for facilitating and encouraging citizen participation and action, this is truly participating government at its best.

Theftguard

Theftguard material is available at the Mattapan Little City Hall. If any person would like to use theftguard material please contact Mattapan Little City Hall at 298-0290, 8 a.m. to 6 p.m., Monday thru Friday. Material can only be attained by contacting the Mattapan Little City Hall. The theftguard has proven highly successful in preventing many burglaries in people's homes.

1355



Groundbreaking ceremonies Sunday marked the start of construction of 132 apartment for the elderly in the Campus High School urban renewal area in Lower Roxbury. Taking part were (left to right) - Richard Mertens, Project president, Director for the Campus High Project, Ralph D. Smith, president of Lower Roxbury Community Corporation, C. Vincent Haynes, vice president of LRCC and M. Daniel Richardson, Boston Area Director of Housing and Urban Development.

LRCC begins elderly housing in Roxbury

Groundbreaking ceremonies recently marked the start of construction of 132 apartments for the elderly in the Campus High School urban renewal area in Lower Roxbury. Developer of the \$3 million, project is the Lower Roxbury Community Corporation (LRCC), a community-based group.

The 12-story tower is the first stage in LRCC's plans to build some 320 low and moderate income housing units in the Campus High project. Called Madison Park Houses (Madison Park was incorporated into the project area), the development will also include a six-story structure called the Shawmut Building, with 100 one- and two-bedroom apartments, parking, and landscaped areas. The Shawmut Building and townhouses are now being designed.

Plans for the senior citizens' housing to be located at Shawmut ave. and Ruggles st. also provide for a recreation room, adjacent roof garden, and community

kitchen and laundry facilities. All the dwelling units will include a living-dining room, bedroom, and separate kitchen.

Financed through the Massachusetts Housing Finance Agency's low-interest construction loan program, the apartments will have Federal rent supplements to bring rentals within the reach of low-income tenants. Rents will include the cost of all utilities except telephones.

The tower is designed of concrete construction with brick facing.

Lower Roxbury Community Corporation was established in 1966 by community residents to work to have sites for new housing construction included in the Boston Redevelopment Authority's (BRA) proposed urban renewal plan for the Lower Roxbury-Madison Park area. The original Campus High School plan included a 5000-student, city-wide high school, highway construction and some residential rehabilitation.

JUL 9 1972

New
England
Newsclip

Roxbury

Roxbury Apartments For the Elderly

1355
The Lower Roxbury Community Corp. has received a loan of \$3,122,084 from Massachusetts Housing Finance Agency to build 132 apartments on the Southwest corner of Ruggles st. and Shawmut ave., in Roxbury.

William J. White, MHFA executive director stated that the 12-story building for elderly people will be the first portion of Madison Park Houses scheduled for construction in the Campus High School Urban Renewal Area.

The sponsor-developer, known as LRCC, is a group of community residents who

became organized in 1966 to promote the inclusion of housing in the renewal plan. At that time Ralph D. Smith and Shirley Smolinsky served as co-chairmen.

When LRCC was incorporated in April 1970, Smith became president, and Miss Smolinsky became vice president. Smith continues to lead the group at the present time.

The Joseph Tuckerman Memorial supplied seed money to the nonprofit group. With this financial assistance they were able to apply for MHFA financing and to work with the Boston Redevelopment Authority to become an officially designated developer of the urban renewal parcel.

Architects are the firms John Sharratt Associates Inc., and Samuel Glaser Partners. Housing Innovations, Inc., is consultant to LRCC. Hunneman & Co. Inc. is the management agent.

Each of the 132 apartments will contain a living-dining room, bedroom, and separate kitchen. twelve units were designed to accommodate handicapped people.

Residents will also have access to a roof garden, community kitchen, a meeting and recreation room, and laundry facilities.

All units will be made available to low income people with rent supplement funds provided by the U.S. Department of Housing and Urban Development.

How Tenants Decided to Own Their Homes

By FRAN P. HOSKEN

"Once you own your home you have a stake in the future." Sounds familiar because it is part of the American Dream. That we have not lost this dream is being proven once more by a group of tenants who set out more than two years ago to own their own homes.

There are two large old brick apartment buildings on Columbus Avenue, Roxbury, that the Boston Redevelopment Authority said were worn out and should be torn down. It was decided that a school should be built in their place. The BRA bought the buildings and was ready to go ahead. But as so often happens, the tenants of the buildings just did not want to leave their homes. There are some 108 apartments in the two brick buildings. "It is a shame to tear down this housing which is so badly needed," the tenants said. "Why don't we fix them up?"

The tenants got together and went to the BRA. "Give us a chance; we'll take the buildings over; we'll get them rehabbed, and they'll be as good as new!" The tenants organized with the help of PEURC (People's Elected Urban Renewal Committee) and the Columbus Avenue Tenants Association, Inc (CATA) was formed.

After two years of negotiations, the BRA relented, found a new site for the school and gave options for the two apartment buildings—the Sar-

anac Building (607-627 Columbus Ave.) and the Newcastle Court (599 Columbus Ave.)—to the tenants' association.

The Columbus Avenue tenant's application for an MHFA (Massachusetts Housing and Finance Agency) loan has been approved.

"Of course if we had known then what we know now, it would not have taken so long," says Talbot Hazard, the Housing Director of the New Urban League of Greater Boston, who looked after the whole deal.

There were nine important steps:

1. Make a physical survey and preliminary drawings.

2. Outline financing plan.

3. Organize development team for which you need: developer, architect, lawyer and contractor.

4. Meet with financing agency, in this case the Massachusetts Housing and Finance Agency, to discuss the "development package," which must include: Development and financing plan, Design plan, Relocation plan, Management plan, Tenant selection plan, Neighborhood analysis and Market study.

Columbus Associates, composed of CATA (Columbus Avenue Tenants Association, Inc.), New Urban League of Boston and CA Corp. (Com-

munity Assistance Corp), have been designated as developers and are forming a limited partnership which will be the mortgaging entity. Columbus Associates are general partners (and managers), and investors—who will be sought—will be limited partners. They are seeking MHFA financing (90 per cent) for 40 years under the 236 program (one percent money).

THE INITIAL EQUITY (10 per cent) is provided as sweat equity (equity in kind) from the work done by Community Assistance Corp. In organiz-

(Continued on Next Page)

RENTAL
PROPERTY
MANAGEMENT
INC.

DiBilio Brothers Inc.
Phone 263-15

BOSTON HERALD
Printer
1540 S. 260.961

1972

New
England
Newscl

424

(How Tenants Decided to Own Homes

(Cont'd. from Preceding Page)

ing, and the architectural design work done by M.I.T. graduate students in architecture, under the supervision of Stull Associates, Inc.

5. MHFA approval and mortgage commitment made.

6. Working drawings started.

7. Trust set up for syndication by CATA (Columbus Avenue Tenants Association), Urban League of Boston and National Urban League Foundation. Since this is a limited dividend project (as opposed to nonprofit), investors can be sought to buy a share of the project for what is called "tax shelter." Investors in high tax brackets find it attractive to invest in housing in return for the depreciation that is permitted. The income from the syndication will be used by tenant owners as cushion for unexpected expenses, future repairs, etc., since the goal is to keep the rents as low as possible.

8. Rent: tenants will make use of FHA rent supplement program—tenants pay 25 per

cent of income, the rest is subsidized. Up to 40 per cent of tenants may receive rent supplement payments according to MHFA regulations. The leased housing program of the Boston Housing Authority, if available, can be used (no money at present).

9. Management: fees for management are based on a percentage of rent. Experience has shown that in many low rent projects like these expenses exceed income. Syndication money is an essential cushion here.

Tenant management training programs will be used to enable tenant owners to manage the apartments eventually. Edwin D. Abrams, Inc., a professional management corporation, will supervise management.

HERE IS ADVICE to tenants contemplating a similar venture:

Bobbie Hudson of CATA: "Communication is the name of the game. Regular meetings with all tenants from the apartments are very important. We also have a tenant

newsletter now, and we elected a tenant board."

David Judelson of Community Assistant Corp: "Set it up as carefully as possible and anticipate what might go wrong. The Community Assistant Corp. is exploring new ways of organizing home ownership for low-income people. Our participation is a learning process in practice and is financed in part by the Urban Systems Lab of M.I.T. Our work is contributed as sweat equity. This particular feature of the program is unusual. Normally our place would be taken by professional developers."

Clarence Dilday, lawyer: "Construction costs, management costs, maintenance costs rise; but the rents can't rise. The low-income tenants must be protected, or they lose their homes. Syndication is the answer. The stronger the syndication group and the better the project is set up, the more likely you are to get investors. The syndication money will also finance the continuing operation of the tenants association (CATA)."

no. end

Peter Scarpignato, Public Facilities Department

Roy Bishop, BRA Planning ✓

September 12, 1972

North End Waterfront Park

Lawry Kennedy and I met with David Vachon, the newly elected secretary of the North End Waterfront Recreation Committee. The purpose of the meeting was to discuss the possibility of receiving a letter, from the Committee, endorsing the application for the development of the waterfront park. Vachon had requested a draft copy of the application and the latest site plan for the Committee's review before a letter could be written. As a result, Mr. Vachon is preparing a letter of support, and the Committee is adding these suggestions to the site plan:

1. There should be some kind of separation, preferably fencing between the proposed little league field and the bocce court area to be used primarily by the elderly. This would prevent the crossing of the elderly area by small children.
2. The bocce courts must be watered. The Committee would like to see a water fountain in this area. The fountain could be used for drinking and should have a spigot specifically for watering the bocce court.
3. The Committee would like a drinking fountain near the little league field.
4. The Committee would like a scoreboard of simple construction for little league field.
5. The elderly would like a storage area in the tower adjacent to the bocce courts and an area for gardening in this area.
6. The Committee would like to see a sprinkler system in the little league field.

David Vachon or I would be glad to discuss these suggestions with you and/or Carol Johnson.

RB/enc

cc: Bob De Simone
Lawry Kennedy

cc: Philip Zeigler
Director of Planning

Phil Zeigler

Roy Bishop

February 24, 1972

North End Waterfront Park

Bob De Simone and I attended a meeting of the MDC on February 23. The meeting was held to discuss the North End rink situation. Also in attendance were Peter Scarpignato of PFD and representatives of the North End community.

After much discussion which was difficult to follow and describe, the Commission indicated a preference for both the GSA site and the Piemonte site with the rink to be placed on the GSA site and an active-passive area similar to what Jim Falck showed us on the Piemonte site. The Commission indicated it would vote on the issue when it was shown a site plan for the entire park developed by the "planning staffs of the City and MDC." Peter Scarpignato indicated that he will set up a meeting (which I hope to attend) between PFD's design consultants (recently hired) and the MDC's design consultants to prepare a site plan. The preparation schedule is for the plan to be ready next Wednesday (March 1) at which time the Commission could finally vote on the issue.

RB/amc

cc: Bob De Simone

Bob DeSimone

✓ Roy Bishop

January 19, 1972

NORTH END WATERFRONT PARK

I attended a meeting at the North Bennett Industrial School last night to participate in a discussion on the location of the proposed MDC rink. In attendance were about 25 people from the North End (including ex-councillor Fred Langone); John Sears, Julia O'Brien and two MDC consulting engineers; and Peter Scarpignato from PFD.

After a discussion of the pros and cons of the two possible sites (GSA and Piemonte) the community decided that they favored the GSA site. The arguments for the Piemonte site were presented well by Julia but the community didn't place much importance on the urban design considerations. They were also disturbed at the prospect of a traffic jam occurring at Commercial and Prince Streets when parents dropped their kids off to skate. The people at the meeting felt that court games (basketball, tennis, handball, bocce) would be a good use for the Piemonte site. They seemed to favor GSA most because of the emotional crisis they went through to free up the site. They also feel that the court games area (Piemonte) could be flooded in the winter to take care of the eventual overload from the rink.

Now that the site is chosen, Sears has to get approval of his Commission, (which would probably have had problems voting on the estimated \$100,000 conduit needed for the telephone line at Piemonte), and he also has to work out the transfer of land with the City. Another hurdle is that the \$900,000 allocated by the Legislature for the rink is insufficient; Sears estimates a cost of \$2.5 million. Langone, however, felt that getting more money from the Legislature was no problem. Sears indicated that at the earliest the rink would be available was March, 1973.

The results of the meeting indicate that our site plan must be revised and that we have to work out a design solution for the Piemonte area, somehow preventing it from becoming isolated from the rest of the park.

We will have to touch base with MDC on the placing of the rink on the GSA and the rink's parking needs. Is Sandy Fein available to revise the site plan?

RB/g

Roy B

Robert Kenney

Robert De Simone

January 11, 1972

North End

At your request, we have assigned Roy Bishop to work with Walter Bacigalupo of the Committee for the North End Waterfront Recreation Development to assist in the preparation of a Neighborhood Facilities Grant for a community center in the North End Park Extension Project.

Roy met with the group last week, and we are moving along on it. I will keep you posted on progress.

RD/anc

Roy
This is in response
to Bacigalupo's letter
to Kenney asking for assistance

INTER-OFFICE COMMUNICATION

DE. MEG
→ Roy

fine
let's talk
to Bill
Pear

TO Bob DeSimone
FROM Roy Bishop
DATE January 10, 1972
SUBJECT Re: North End Park/Community Center

I attended a meeting on Friday, January 7, in the North End at the North Bennett Industrial School. Also attending the meeting were Walter Bacigalupo, Secretary, Committee for the North End Waterfront Recreation Development; Lawrence Woodbury, UCS; Ruth Aaron, ABCD; Fred Garangie, North Bennett; and Tony Sasso, North End Community Action Program. The meeting was held to discuss the possibility of a new community center either being constructed, or using an existing building, on the Harbor Police site. The Harbor Police, according to Mr. Bacigalupo, will be moved within 12--15 months to Lincoln Wharf. Bacigalupo has also had discussions with people at BRA, PFD, and HUD; all have encouraged his committee to push for the center.

Send
him
copy of
attached
report.
ZD

Larry Woodbury of UCS urged that duplication of efforts in the North End must be avoided. Fred Garangie answered this stating that existing facilities are not suited for their present use, they are "makeshift" and it would be quite difficult to rehab any structure for many of the facilities the community wants (see attached report by Bacigalupo).

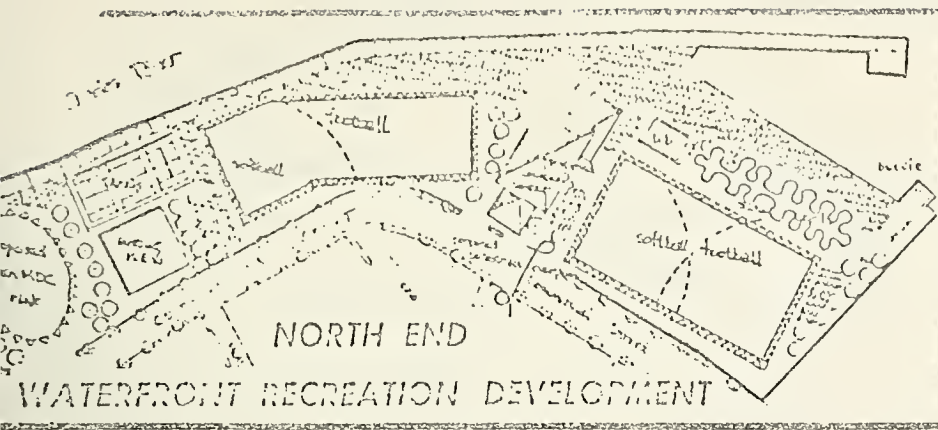
Possible funding sources for the local share were discussed. UCS has money troubles; I indicated that the City has never put up local share for a 703 except when it could plug in an already planned facility (such as a pool at Dorchester House). I indicated that the City would again have problems with a local share. Ruth Aaron suggested Title IVA, a HEW program for staffing and Woodbury suggested that a proposal be made to the Associated Foundations. Bacigalupo indicated that he will coordinate the group. I will look at the 703 Handbook and prepare a suggested work program for our efforts. We also have to get a clear opinion from Public Facilities on the disposition of the building and its suitability for a community center.

cc: Philip Zeigler

RB/ack

Attachment

Philip Zeigler
Director of Planning



COMMITTEE FOR THE NORTH END WATERFRONT RECREATION DEVELOPMENT

39 North Bennet Street, Boston

Telephone: CA 7-0155

January 7, 1972

No Private Enterprise Should Come Before
The Good Of The Community

RECEIVED

JAN 10 1972

ERS:

A. SABLONE, Co-Chairman
NUTZO, Co-Chairman
ARANGELO, Coordinator
TORDIGILIONE, Coordinator
R. BACIGALUPO, Secretary
DEAMATO, Publicity

NCT CAPTAINS:

ANK BORELLI, Prec. 1
GELO BELMONTE, Prec. 2
EPH LONGO, Prec. 3
ELPHINE ARIGO, Prec. 4

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Mr. Robert Kenney
Director
Boston Redevelopment Authority
City Hall
Boston, Massachusetts

Dear Mr. Kenney:

At Philip Ziegler's suggestion we are formally requesting technical assistance in the preparation of a Neighborhood Facilities grant for a community center in the North End Park Extension Project.

The BRA in its "North End Recreation & Open Space Study" (p.24) recommends that a community center be located in the waterfront park. The site of the Harbor Police Building which will be vacated within one year has been proposed as a possible site for the community center. Although the Committee can take responsibility for co-ordinating efforts to develop a community center, it does not have the technical expertise or experience with proposal writing.

ORGANIZATIONS SUPPORTING THIS DEVELOPMENT:

Bennet Street Industrial School
North End Athletic Association
North End Union
Civic League
North End Amvets Post No. 13
North End Rehabilitation and Conservation
North End Leadership Council
Anthony Society
Athletic Club
Athletic Club
Athletic Club
North End V.F.W. Post #144
Christopher Columbus High School

The Committee is also seeking the assistance of Action For Boston Community Development and United Community Services.

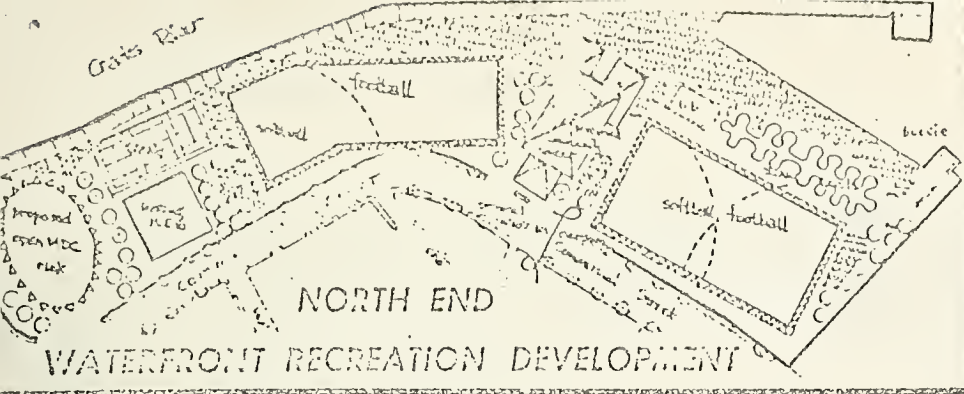
We appreciate the assistance which members of your staff have already extended to us.

Sincerely yours,

Walter Bacigalupo

Walter Bacigalupo, Secretary

CC to Hon. Kevin White, Peter Scarpignato and Philip Ziegler



FOR THE NORTH END WATERFRONT RECREATION DEVELOPMENT

39 North Bennet Street, Boston

Telephone: CA 7-0155

September 20, 1972

No Private Enterprise Should Come Before
The Good Of The Community

Mr. Robert J. Vey, Director
Public Facilities Dept.
City Hall
1 City Hall Square
Boston, Massachusetts 02201

Dear Mr. Vey,

MEMBERS:

SARA SABLONE, Co-Chairman
JEL NUZZO, Co-Chairman
CARANGELO, Coordinator
Y TORDIGILIONE, Coordinator
TER BACIGALUPO, Secretary
N DEAMATO, Publicity

COMMITTEE CAPTAINS:

FRANK BORELLI, Prec. 1
ANGELO BELMONTE, Prec. 2
JOSEPH LONGO, Prec. 3
JOSEPHINE ARIGO, Prec. 4

On Thursday, September 7, 1972 the Committee for the North End Waterfront Recreation Development met to discuss the development of the site by the City of Boston according to plans submitted to them by the BRA, for the much-needed recreational development of the revised design for the North End Waterfront Park described in your "Project Selection Rating Report" dated July 31, 1972. The Committee members expressed satisfaction with the attention given to this project by your staff and with Mayor White's support of this expression of this crowded neighborhood's need for open space for park and recreational use.

The Committee reviewed the September 1972 application to HUD for North End Waterfront Park Development grant by the City of Boston. Although this development will be in two portions, the other section to be developed by the M.D.C., the Committee considered the overall design for the use of this space as well as the development proposed for the 2.8 acre portion of the project to be undertaken by the City of Boston. Cooperation of B.R.A. and M.D.C. planners in developing an integral design for the entire proposed park is both recognized and encouraged by Committee members. At the same time the Committee urges these agencies not to overlook the relations of this park to that of adjacent facilities, particularly to the traffic flow along Commercial Street side of the site, to the potential use of the proposed seawall as a dock and to the scenic preservation and possible improvement of the shops on the opposite side of Commercial Street.

ORGANIZATIONS SUPPORTING THIS DEVELOPMENT:

North Bennet Street Industrial School
North End Athletic Association
North End Union
North End Civic League
North End Amvets Post No. 13
North End Rehabilitation and Conservation
North End Leadership Council
St. Anthony Society
North End Athletic Club
Pecker Athletic Club
City Athletic Club
North End V.F.W. Post #144
Christopher Columbus High School

Speaking to the integral design of the park as a residential system, then, the Committee expressed general satisfaction with the proposed facilities in that they promise a balanced use of the area for all age groups. The North End is a singular core city community. It has a substantial number of its young families and middle-aged couples. For our community then it is important that a separate area be provided where our retired workers, many of whom immigrated to this country from Italy nearly 50 years ago, can relax in conversational groups in an open space. Your plan generously provides for the expansion and redevelopment of the site presently used for these purposes.

At the same time it is necessary to provide a place where mothers may bring their younger children to share outdoor recreational facilities in a community environment. We were pleased to see that the city plans to include one of its well-designed tot lots in the proposed park. As you know, the North End currently has no such facility although its densely-settled population includes many children.

Finally, provision for a little league diamond, a skating rink convertible to summer use as a tennis court, handball courts and bench-lined walks will meet the need of this 10,651 member neighborhood for recreational space serving our intervening age groups that currently just are not available in our 23 residential acre community.

The conceptualization of North End residents' needs for open space embodied in this plan, then, clearly responds to the needs we have expressed to your agency and to the M.D.C. over the last two years of the plan's development. As you know, it was the pressing nature of these needs that prompted community residents to lobby for this land and finally to man the first community picket line in the history of the North End to secure it for community use.

On the issue of the park's relationship with the surrounding space, committee members expressed several reservations. Since few if any North End residents own large seagoing crafts, the Committee naturally is concerned about the use of the harbor side of the park as a dock. Concern was expressed over the possibility that the park's seawall might become an auxiliary docking area for overflow from the adjacent Waterfront neighborhood currently being developed. The focus of this concern was the possibility that an expensive ship parked unattended on the edge of this park which will primarily serve less advantaged individuals, might invite vandalism. The Committee also expressed doubts about whether the proposed restriction of the use of docking facilities to daytime hours could be effectively enforced.

With regard to the Commercial Street side of this facility, committee members wish to solicit the help of your agency on this street which will be crossed daily by hundreds of children and old adults, none of whom can cope safely with the hazards imposed by a high-speed road, by securing safe access to the park from the existing North End area. As a practical matter, the committee felt that a series of synchronized street lights, suspended for visibility, would provide needed control over the accelerating traffic flow along Commercial Street toward the new Waterfront neighborhood. The Committee also expressed the need to park automobiles on both sides of Commercial Street abutting the proposed park. Parking along the park side would give residents of other neighborhoods a place to have their cars while engaging in sports competition with North End teams. Parking on the landward side of Commercial Street would increase access to the local businesses that line that area. Such two-way access combined with a controlled traffic flow along an island like that on Cambridge Street at Government Center would assure safe passage to this park for North End residents of all ages. The Committee hopes your office will support its expression of the need for such controlled access to the community's new park.

September 20, 1972

Turning to the city's portion of the park itself, the Committee expressed hopes that an automatic sprinkler system to keep the little league diamond green could be included in your proposed development plan. Some sort of easily-maintained surface that could be used as a score board also was requested, though we understand that a score board cannot be provided with federal funds. The Committee also was concerned that the old mens' area adjacent to the fire tower be separated by barriers from adjacent play areas in such a way that their small piece of park not become a thoroughfare for running children. On the little league portion of the plan, the backstop fence probably would serve this purpose, though this possibility should be verified. Finally, the Committee suggests that one of the two-planned drinking fountains be placed within easy access of the tot lot.

As regards phase 2 of the proposed plan, the Committee identified the following points in the plan as needing further revision. Rather than include a second bacchi court near the Charlestown bridge, perhaps the handball courts could be placed there. Removal of the handball courts from the phase 2 plan would create room for additional garden space beside the present Police Station #8 building. Committee members felt that one bacchi court would be enough, especially if having one court would insure additional gardening space. Raising plants and flowers provides a major source of enjoyment for these old Italians, many of whom come from rural backgrounds. The Committee also thought that the proposed fountain for this area ought to be located centrally for watering the bacchi court and flower areas. They also asked that a fountain containing a door at its base that would allow access to a water spigot be provided. Finally, a place to keep gardening tools safely doubtlessly could be provided at the base of the refurbished tower. These few minor changes in the August plan would insure that the proposed facility would be well-adapted to the social and cultural patterns of the older North End residents it is intended to serve.

While redevelopment of the adjacent Boston Police Station #8 as a social service facility is not included in the present proposal, the Committee further expresses its intent to pursue its efforts to secure the building for community service use when it is vacated by the Harbor Police in about two years. The promise thus afforded of a year-round recreational use of this park and its buildings ought to strengthen the argument to federal authorities that matching funds be granted for this much needed open space development which will serve Boston's crowded North End residents.

In view of the minor nature of the foregoing changes, the Committee's strong backing of the proposed North End Waterfront Park development proposal should be evident. Readers of this letter not familiar with the evolution of this plan should realize that the nearly final version reviewed by the Committee reflects a great deal of negotiation between North End community residents, as mobilized by our Committee and B.R.A. planners. Incorporation of the few remaining minor revisions suggested above in the final plan would guarantee full Committee support.

Sincerely,

P. David Vachon

P. David Vachon, Secretary to the Committee
for the North End Waterfront Recreation Development

PDV/k

CC to: Mr. Robert Kenney, Director B.R.A.
Mr. Roy Bishop, B.R.A.
Miss Laurie Kennedy, B.R.A.
Mr. Joseph Curtis, Commissioner
Parks and Recreation Dept.

INTER-OFFICE COMMUNICATION

NFE. NFE

TO Bob De Simone

FROM Roy Bishop

DATE March 6, 1972

SUBJECT North End--703 Proposal

① → Ron
② → File North End

→ N. Beach ST. ISS. Sch.

I spoke with Walter Bacigalupo today (March 6) about the use of the Harbor Police Station for a community building after the police ~~are~~ relocated to Lincoln Wharf (circa 1974). Walter has been speaking to ABCD and other community groups about the concept and has received favorable reactions.

I indicated that the community should begin now to plan, and he indicated that a coordinating meeting will be set soon. Paralleling the community organization and studies which are necessary during the planning stages, the Harbor Police Station should be evaluated, at least in a preliminary way, by an architect (BRA or PFD) to determine the condition of the building and its reuse possibilities. Can we arrange for this?

RB/amc

cc: Philip Zeigler
Director of Planning

yes - Why not
see if George Stephen
will do it.
If he needs a
formal memo, please
prepare one from you
me. OK?
B.B.

George Stephen
and I will
visit Harbor
Police building
next week, will keep

Mark Older

MAY 26 1964

Mrs. Jean Davidson
President
South Boston Residents Group Inc.
493 East Broadway
South Boston, Massachusetts 02127

Dear Mrs. Davidson:

I want to thank you for the opportunity of meeting with your committee. I felt that it was a very worthwhile exchange of comments and discussion on South Boston as well as the B.R.A.

It is my firm belief that the B.R.A. can work with the South Boston community not only on those items discussed at our meeting, but on many issues facing both South Boston and the B.R.A.

As I indicated, my staff is prepared to work with your community and I would urge you to take advantage of the services the B.R.A. can offer.

Sincerely,

Robert T. Kenney
Director

fc

cc: Robert Walsh
Mark Older ✓

not sent

Mrs. Jean Davidson, President
South Boston Residents' Group
493 Broadway
South Boston, Massachusetts 02127

Dear Mrs. Davidson:

I was very glad to have the opportunity to meet with you and your executive committee last Thursday night. The meeting was very informative for me and my staff, and it gave us a chance to learn more about South Boston from the people who live there.

I hope that I was successful in explaining the Boston Redevelopment Authority's concern in the future improvement of the South Boston community. As I indicated, the BRA has no overall preconceived plan for South Boston nor does the City have any intention of pursuing housing construction under the Infill Housing Program in your district. Nevertheless, it is my opinion that a cooperative effort between residents of the South Boston community and BRA staff members might lead to the formulation of plans and programs which if carried out would expand upon and improve the quality of life for the residents of South Boston.

My staff has already begun to look into the questions of off-street parking and one-way streets raised by your group, and I hope we'll be meeting with you again soon. I trust that Thursday night's meeting will mark the start of a long-term mutual effort of the Residents' Group and staff of the Authority.

Thank you again for giving us the opportunity to meet with you, and please feel free to call Marc Older, Robert Walsh, or myself any time we can be of assistance.

Sincerely,

Robert T. Kenney
Director

cc: Bob Walsh
Marc Older

SOUTH BOSTON

1. Housing Abandonment

ISSUE: Housing is being abandoned with resultant spread of blight.

SCOPE: throughout South Boston with exception of highest income areas. Especially critical around the public housing and near the industrial areas.

URGENCY: Abandonment is reaching a critical point where it is affecting people's confidence in the community.

Action Suggested:

- a. Obtain 312-115 Grants (Certified Area/Code Enforcement)
- b. Assist the community in building small scale new housing to replace abandoned units.
- c. Develop abandonment fighting program.
- d. Utilize vacant land for parks, etc.

2. New Housing

ISSUE: South Boston seems to have a potential market for new housing. The lack of adequate, modern units maybe keeping people from moving to South Boston and forcing out long time residents who wish to obtain better housing.

SCOPE: Lack of new housing has a depressing effect on the area and the city as a whole.

URGENCY: The sooner the better.

Action Suggested:

- a. Work with existing CDC and other community groups to build new housing.
- b. Study zoning regulations and other restrictions to new development.
- c. Obtain confidence of community.

3. Impact of U-Mass

ISSUE: U-Mass with it's potential 15,000 students and staff is visible across the bay from Southie. South Boston residents are fearful of the impact this will have on their rent levels. They are opposed in principal to a lot of students living in the area.

SCOPE: Andrews Square to "L" Street. Community concern district wide.

URGENCY: U-Mass opens to 5,000 students September '73. Speculation and

conversion of apartments to student styles is occurring now in nearby Dorchester.

Suggested Action:

- a. Work with community in designing and implementing a planned response.
- b. Work with U-Mass to minimize necessity of students living nearby. Especially improve public transit.

4. Fort Point Channel

ISSUE: Community aware something is going on--wants to know what; wants to sit on committee. Fort Point Channel inputs into such things as Boston Transportation Planning Review (BTPR) (Third Harbor Tunnel) will have strong effect on South Boston.

SCOPE: Directly - industrial area, indirectly all South Boston.

URGENCY: The further Fort Point goes without community involvement, the more negative that involvement is likely to be.

Suggested Actions:

5. Third Harbor Tunnel

ISSUE: BTPR is currently deciding the alignment of Third Harbor Tunnel through South Boston. Tunnel access roads, toll booth, etc., will take much land and probably many jobs. The exact alignment and scheduling can have a large impact on the future of South Boston.

SCOPE: Directly effects industrial area of South Boston.

URGENCY: This decision is being made shortly.

6. Industry

ISSUE: The invasion of industrial uses into residential areas is a problem of continual concern to the South Boston community. The result is not just a mixture of unrelated uses, but often constitutes a hazard to residents because of the traffic and other problems created.

SCOPE: Along 1st and 2nd Streets and Broadway. Impact of trucks felt throughout South Boston.

URGENCY: This is an ongoing problem.

Suggested Action:

- a. Develop a plan for South Boston designating realistic areas for industrial expansion. Restrict industry to these areas.

b. Enforce zoning and building codes.

7. Army Base - South Boston

ISSUE: What are the planning implications of the movement of Charlestown Navy Yard activities to South Boston?

SCOPE
and

URGENCY: Within the next 15 years several thousand civilian and navy employees will be shifted from Charlestown to the Army Base in South Boston. This will have a major impact on transportation and possibly on the economy of the area.

Mr. Kenney

Marc Older, South Boston District Planner

May 18, 1972

Meeting to be held with South Boston Residents' Group Executive Committee

Time and Place 493 E. Broadway, 8:45 p.m.
Thursday, May 18, 1972

Bob Walsh asked me to note for you some of the questions that might be raised at the above meeting. An overview of important issues that I have become aware of in my less than 1 month's work in South Boston is attached in the form of a draft memo prepared for the Hot Issues Task Force.

My impression from talking with Resident's Group President, Jean Davidson, is that we can expect a hostile, fearful, but knowledgeable group of 10 to 15 people. Their questions will be primarily concerned with what the BRA is going to do to them (Infill housing, Fort Point Channel, Urban Renewal). Only if they are comfortable with the response to these questions will they be interested in what the BRA can do for them (abandoned housing, U. Mass impact, controlling industrial expansion).

The leadership of the community groups are beginning to understand the detrimental effects of their total opposition to assistance and change. They do not trust the BRA and fear their members are not as enlightened as they are. Several times the leaders of the two largest groups expressed fear of the reaction of their constituents if they knew they were talking to a representative of the BRA.

MO/ack

Attachment

cc: Bob Walsh
Bob De Simone

Mr. James Flaherty, President
South Boston Citizens' Association
34 Middle Street
South Boston, Massachusetts 02127

Dear Jim:

I appreciated the opportunity of meeting with you and your Executive Board. I hope that our meeting will eventually result in new cooperation between your group and the BRA. I'm sure such cooperation can only benefit the citizens of South Boston.

In view of your committee's concern for the provision of some new housing units in South Boston, I have asked Marc Older to work with you in locating possible sites and evaluating the various types of federal, state and local assistance available.

Sincerely,

Robert T. Kenney

RTK/mo/Cn13

Marc

Robert T. Kenney

Philip Zeigler

December 11, 1972

Tour of Charlestown for South Boston Residents

Jean Davidson, President of the South Boston Citizens' Association, has requested Marc Older to see if he could arrange a tour of Charlestown Urban Renewal Area for a small group of South Boston residents. The purpose of the tour would be to show the South Boston residents the benefits the BRA has brought to Charlestown. The cost involved would be under \$25.00 for the rental of a suitable 12 passenger vehicle.

It seems to me that community initiative of this type, especially coming from South Boston, is rare enough that the BRA should take every opportunity to encourage it. If I can have your concurrence, I will go ahead and arrange for this tour which will probably occur during the week of the 14th of December.

Perhaps you would like to come along.

Br/10

RS FOR DONATIONS.

(Sept. 25 Through Oct. 20)

Mrs. Joseph Antanalis
Mrs. Catherine Burr
Bernadette J. Campbell
Mr. & Mrs. Herbert Church
Dr. Marguerite F. Cobb
Mrs. Joseph Donovan
Mr. & Mrs. James Dunlap
Catherine Flaherty
Mrs. Mary Greene

\$ 1.	Dr. Anthony L. Kapochy	\$ 2.
1.	Miss Hyacinth Kenneally	1.
2.	Joseph C. Lubin	3.
2.	Mrs. John MacLay	1.
8.	Mr. & Mrs. John J. OHare	6.
1.	Mrs. Henry W. Palmieri	2.
1.	Mr. & Mrs. Victor Parker	2.
2.	Miss Mary Redmond	2.
1.	Mr. Joseph Viglione	2.

SH REPORTS.

Lights outside the courthouse are "out" again. Wonder why this happens often and is such a chronic complaint heard frequently ---- Most of the didates in the "Rep." fight have removed their political signs, and we nk them. However, still a few of these signs around, and we expect these l be removed shortly. ---- The Boston Redevelopment Authority has been ed to look into what is considered a "junk yard" operating on West adway. We look for some improvement or change very soon. ---- We're uesting some barrels be placed to collect litter outside the high school nt doer. Ever notice all the litter outside there at lunch time? Need rels to improve appearance and place to deposit litter. School Dept. t really be that short of barrels! ---- Lights finally installed at LaPorte Memorial, but not yet connected. The Edison is still in business, maybe more paper-work needed (?). Its been one year since we asked for ghting of this statue. ---- If you know some needy people who would like celebrate Thanksgiving Day at a catered dinner party, there are a limited ber of free tickets available. Please tell them to write immediately to e organization conducting this affair for the needy: Broadway Thanksgiving ner Party Inc., Post Office Box 44, South Boston 02127.

ANKSGIVING DAY 1972.

HAVE A NICE DAY! AND LET'S
ALL COUNT OUR MANY BLESSINGS.

WE HAVE MUCH TO BE THANKFUL
FOR!



PLEASE DETACH AND MAIL TODAY)

If message appears below,
our dues are now payable.)

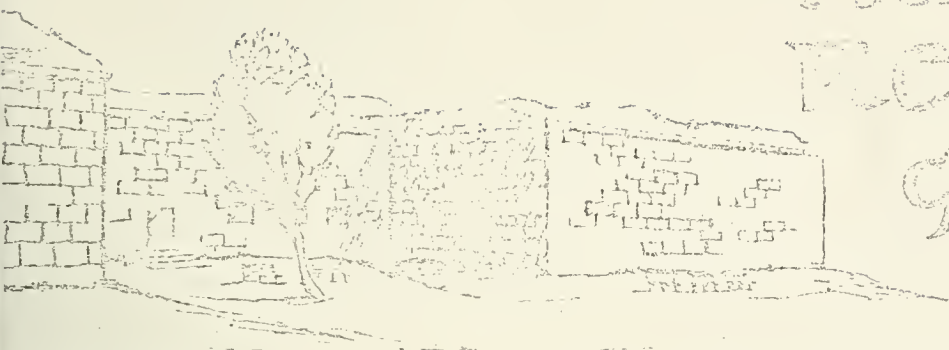
TO: SOUTH BOSTON RESIDENTS' GROUP INC.
493 E. BROADWAY, SO. BOSTON 02127

DUES _____ DONATION _____
NEW MEMBER _____

FROM _____
(your name)

(your address)

South Boston Residents Group, Inc.



PRESIDENT, MRS. JEAN DAVIDSON

493 EAST BROADWAY, SOUTH BOSTON, MASS. 02127 TELEPHONE: 269-7457

FORT INDEPENDENCE
CASTLE ISLAND
SOUTH BOSTON

NEWSLETTER

VOL. 11, NO. 11

MEETING ON NOVEMBER 13.

The monthly meeting will be held on Monday, November 13, in the auditorium of the South Boston Branch Library, 646 E. Broadway, at 8 P.M. This will be the first meeting of a new year. Your organization is now in its twelfth year of service to the community. Let's continue to maintain our fine reputation as a viable civic group. Your ideas and opinions are welcome in the discussions and plans at the meeting. Hope to see YOU on November 13. Also we extend a special invitation to those new members who have joined us in the past few months. Committee volunteers are needed!

CHANGE IN MAILING ADDRESS.

Please note that there has been a change in our mailing address. In October we discontinued our post office box, and the mail is now being delivered to our office at 493 E. Broadway. Please use office address on any future mail.

THE "G" STREET FIRE FUND.

Because you have loyally supported our organization by your dues, the volunteer efforts, and generous donations to our Group this past year, you made it possible for the Residents' Group Inc. to contribute \$100. to those families involved in the G Street tragedy. This action was voted at our October meeting.

COMMITTEE APPOINTMENTS.

In addition to the Special Committees appointed from time to time, our By-Laws require that there be four Standing Committees, each to be chaired by one of our Vice Presidents. For the coming year, chairmen will be:

Membership Committee:	Barbara Connolly
Neighborhood Improvement:	Frank Brignoli
Education & Welfare:	James Burke
Publicity & Newsletter Editor:	John J. Regan

+ + + + +
+
+ "IF THOU FAINT IN THE DAY OF ADVERSITY, +
+ THY STRENGTH IS SMALL." +
+ (Book of Proverbs 24:10) +
+ + + + +

(Over, please)

2011

BRA ... Police ...

P. Rican Explorers

Los Pistoleros (Sharpshooters), a baseball team, are ready to start playing with the help of the Boston Police Patrolmen's Assn.

Los Pistoleros, an organization for the South and's Spanish-speaking youth, will take the baseball field this season with brand new hats, balls and mitts provided by Boston patrolmen.

But more than baseball is involved in the organization, which is part of what is described as the Puerto Rican Explorers' post on the mainland.

Police also want to encourage the young people to get interested in a future career in law enforcement.

"We are using sports as a catalyst to bring the policemen and the boys together," said Patrolman Sacco of District 4, one of the officers most active in the program.

"We have policemen who want to volunteer to teach boxing, pool, precision drilling as well as baseball to the kids," Sacco said.

The Explorers' post program, part of the Boy Scouts of America, excites the teen-agers to different aspects of law enforcement through lectures, tours and seminars.

Patrolman Sacco tried to give the boys a more to keep them involved. He thought they would soon lose interest in lectures. He saw sports as a good way of holding the group together.

different way," said Sacco. "It helps remove the police stereotype from the minds of kids and at the same time the policemen can change his view of the Puerto Rican youth."

When the program started last year there were 12 members. Now the program has grown to 40 members with more joining every day.

Even the name has changed. The Puerto Rican Explorers' post is now called the South End Athletic and Social Club.

Police are not alone in assisting the boys. Many Spanish-speaking South End parents and community leaders have joined in by offering to teach the boys history and culture of Puerto Rico.

"Unless we can provide outlets for our kids, we'll lose them," said Felix Vasquez, the executive director of the Emergency Tenants' Council, Inc. "We want to keep these kids together so we don't lose them to the streets."

The boys have just purchased their own clubhouse. They paid a dollar to the Boston Redevelopment Authority for a building at 32 Trembull st. They plan to renovate it themselves.

"There are too many people taking drugs in the South End," said Bienvenido De Jesus, president of the South End Athletic and Social Club. "I'd like to keep this club going to keep the people off the streets."

De Jesus, a sophomore at Don Bosco Technical High School, has been in the club since its inception. When he joined the Explorers' he knew nothing about law enforcement work. Now he wants to be a lawyer.

When a boy shows an interest in a certain career, the policemen and parents try to give him as much information as possible on the opportunities open to him. All supplies and equipment for activities have been provided by Youth Activities depart-

South End rehabilitation
turns slum into neighborhood

Project that isn't a 'project'

By Anthony J. Yudis
Globe Staff

The brochure for a whole block of rehabilitated apartments advertised the advantages of living in the unique bow-front four-and-five-story walk-up apartments.

The apartments were "in the shadow of the John Hancock and the Pru (Prudential Center)"...

They were "convenient to downtown Boston, shopping areas, hospitals, post office, restaurants, churches and all major routes, recreational facilities..."

Indeed the brochure spelled out the advantages that all tenants seek when looking for \$300 to \$400 a month modern apartments.

In this case, however, the handsome bowfronts were not in the Beacon Hill or Back Bay district, but in the heart of the South End, and they were not luxury units but public housing.

The work now almost finished culminates several years of attempts by neighborhood groups to prevent the block from going into luxury housing while at the same time upgrading housing for low-income families.

A development firm, United Community Development Inc., headed by Lawrence Smith, president, and Richard P. Brainerd, vice president, took one side of the block at West Newton street between Tremont street and Shawmut avenue, gutted former rooming houses and run down properties and transformed them into modern, all electric studios and one-to-five bedroom units, including unique duplexes.

On the private market they probably could garner high rents, but its low-income tenants (many of them in already) are paying only 25 percent of their income and qualifying for public housing.

Smith and Brainerd, with specific community groups like the South End Tenants Council, (SETC) the Emergency Tenants Council (ETC) and the People Elected Urban Renewal Committee, (PEURC) constantly looking over their shoulders and in on all decisions, have produced the first so-called "Turnkey II" program in the city.

There have been other rehab projects in which units were leased to the Boston Housing Authority, but under Turnkey II, a developer completes a rehabilitation project — and then sells the entire package to a local housing authority.

It's probably the only place in the city where a public housing project, owned by the Boston Housing Authority, cannot be distinguished from any of the other buildings or blocks in the district and hopefully ends the "projectitis" disease that has plagued all public housing developments in the past.

As Marion "Mac" McElhaney, director of the South End Tenants Council, pointed out, it never would have come about without the kind of protests, war on slum landlords and

court action against long-time land holders that SETC and ETC waged, action that got attention of the city and housing officials.

Much of the action, as McElhaney explained, was aimed at the former landlord of the West Newton block.

"In the summer of 1970," said McElhaney, who was head of PEURC then, "we saw an opportunity that perhaps we would be able to do something about focusing the interest of the city on West Newton street and we demonstrated, blocked doors that could be jarred open easily, and on hazardous buildings.

"We worked also with the police and placed emphasis on a historical advocacy tenant's role for ETC and SETC — and we looked then for a response from the city."

The response did come, from the mayor's Office of Human Rights and meetings with the Boston Redevelopment Authority, BHA, code enforcement people and the Federal Housing and Urban Development Department.

At the same time UCD was proceeding on its own and after much negotiation purchased from the property holder, Ferdinand Aranella, 24 of the 25 buildings in the present package.

"We originally had an FHA 236 (below market) mortgage interest rate program for rehabilitation," said Brainerd.

"The buildings were in horrible shape. We had to gut them and start almost from scratch," said the developer.

There was no conflict as both the developer and McElhaney noted.

"We were saying that no one would be able to develop without the cooperation of our groups, but at that time we were not aware that UCD was purchasing the apartments," said the tenant director.

"At a meeting in the mayor's office we decided to pursue Turnkey since rentals even under 236 would be too high," said Brainerd.

Philip Bradley, manager for ETC, noted that when a couple of buildings collapsed during the tenant-landlord strife, "it solidified our position" and the city began paying attention.

Now the community groups and developer were working together, making decisions together, noted Bradley.

Such bureaucratic and complicated rules and regulations that stood in the way of the Turnkey were cut through because of the alliances. At the time HUD had either elderly Turnkey projects or family Turnkey projects — but not a mix. This was changed by persistence of the tenants groups, which, by the way, will have no ownership. But ETC has been given the management contract by the BHA.

Ms. Luz E. Cuadrado, a director of ETC, added: "The trouble was that rules and regulations on housing sizes, codes, were developed by people who don't know people, don't know how people live and standards are completely unreal. What we did was cut through them."

"What's important was that the

planning process with the city, HUD developer, was across the board she noted, adding that it resulted in minority employment, assurance that families who lived here before the rehab would come back (most of them have) and have a say in tenant selection.

Brainerd says the properties were purchased for about \$442,000, not counting interest or second mortgage costs, and contract work with Ben Polishook construction firm was \$2 million.

The BHA will end up buying the total package for \$3.3 million.

Brainerd said, despite the delay and involvement of community groups, it is still profitable for a developer to get involved.

As MacElhaney put it: "As advocates for the tenants we didn't destroy the project but built up relationships with the city, the Federal government and the developer. We can disagree, but we didn't say 'can't be done.'"

Both tenants groups, while active in tenant advocacy capacity have been involved as sponsors of housing. SETC has rehabilitated 12 apartments under other programs and has about 200 units more in works. ETC, a predominantly Puerto Rican organization, rehabbed eleven buildings on Tremont street and building a new 204-unit elderly housing apartment on West Dedmon street.

The West Newton program is a type that would come under the Nixon housing freeze which disarms tenant groups like ETC and SETC which want more such housing.

"We could fill 1000 units within three hours," noted Bradley.

The Boston Globe
(MORNING)
D. 261,042 SUN. 500,377

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New
England
Newspaper

SOUTH END



PUBLIC HOUSING CONCEPT CHANGED — This whole block of traditional apartment building was renovated as a package for Boston Housing Authority which purchased it from the developers as a unique "project." Modern units house tenants qualifying for public housing and concept eliminates the "project" stigma. Participants, community and development

groups, include (l. to r.), Ms. Luz Cuadrado and Phil Bradley, Emergency Tenants Council, a predominantly Puerto Rican group, Marion McElhaney, a director of South End Tenants Council, and Richard Brainerd, vice president of United Community Development, Inc., developers.

(Globe photo by Ed Farrand)

Newsclip
'Displaced persons'

Urban renewal levies social cost

In this second of five articles on Boston's urban-renewal program, the impact on neighborhoods and families is examined.

By Robin Wright

Staff writer of The Christian Science Monitor

Boston

Two years ago urban renewal caught up with the Warren family of Boston's South End.

They were bitter then and they're bitter now.

Despite an improvement in housing and area aesthetics, the Warrens claim they were victimized.

Although they'll concede they gained a slight degree on housing, the Warrens emphasize their loss in terms of community spirit, new-door relatives and friends, group identity, neighborhood specialty shops, and on and on.

Three-way discomfort

The Warrens (a real family, though the name is fictitious) aren't the only embittered family relocated because of the city's urban-renewal projects. Some 9,945 families have

The 'new' Boston...



been displaced since 1962. Many fought the move from the beginning, and, despite the passage of years, still wish they were back in their old territories — as shabby and unsafe as they may have been.

The bitterness, the grieving, the nostalgic unhappiness all boil down to a single point — emphasized over and over by relocated families: Though standard urban-renewal policies work in theory, they often fall short in practice.

splitting up neighborhoods — bulldozing ethnic or community pride and spirit — hurts. It hurts the relocated residents; it hurts those left behind; it even hurts the new tenants.

Since the experience in Boston's West End in the early 1960's — when relocation assis-

tance was at a minimum and complaints at a maximum — the Boston Redevelopment Authority (BRA) has built up a strong assistance operation, bringing in and paying community groups (such as the Visiting Nurse Association and the South End Neighborhood Action Program) to supplement its own home-finding process.

Disruption still

Despite that effort, neighborhoods are still disrupted. "Relocation will always be relocation, and therefore disruptive, no matter how kind the workers or how thorough the program," one community worker explained.

Ellen Fitzgerald, an urban-renewal expert and Boston University lecturer, asserts that "urban renewal has caused substantial hardship for many people.

"No matter what the intention, the inherent flaws of urban renewal — the lack of true options, the sifting out of the hard-core poor, the disruption of neighborhoods — will always make it hard on the little man."

Thus the conflict involving the desire for city revitalization vs. the preservation of longtime community identity continues.

On the one side, urban-renewal experts claim that, although a minority percentage of the city's residents are unhappy, something is urgently needed to revitalize the city, aesthetically and economically. This program isn't perfect, they concede, but the long-term gains far outweigh the temporary nostalgia of an aging generation.

Mr. Fitzgerald agrees that "you can't let the city fall down on itself. A certain amount (of disruption) is needed for the sake of the city's life."

An extreme example

The "people impact" of urban renewal is dramatized in the case of the Warrens, a black family with several children, whose experience reflects an extreme in poor-relocation studies.

Although they remain in their native South End, the Warrens were uprooted from a strong black area and relocated at the other end of the three-mile expanse, in the heart of the Chinese community.

No place, a friend of the Warrens pointed out, could the black family have felt more out of place. Customs, shops, interests, language, and even eating habits are often alien. After years of active community interest in their old neighborhood, the Warrens now have withdrawn into their own family shell.

But even without the extreme contrast in group orientation, urban planners and relocation workers agree that relocation by definition has a more negative than positive reaction.

Loss of community spirit

Martlyn Lynch of the Tenants Association of Boston explained that the real loss is the link to a community and a group spirit, not the specific housing unit.

The concept of community will always be important to the poor, she pointed out, because it provides the main or only social outlet. So it's not surprising that the uprooted resent suddenly being robbed of their friends, ties, and security.

Besides the overall cutoff from community, several problems long common to urban renewal have been outlined by relocated residents and citizens' groups:

—The poor and the basic problem of urban poverty are ignored in favor of concern for aesthetic and business revitalization.

—Although by law safe, sanitary, and inexpensive housing must be provided for those relocated, conditions are generally only

Aquarium, elderly plans OK'd

Anthony J. Yudis
Be Staff

The Boston Redevelopment Authority cleared the way yesterday for construction to begin this month on a \$5 million, 18-story, 204-unit elderly apartment building in the North End and a \$1.5 million auditorium addition to the waterfront New England Aquarium.

The board approved architectural working drawings for the elderly housing project designed by John Sharrett Associates.

The board also named Emergency Tenants Community Developers Inc., a community-based and predominantly Puerto Rican group, as the developer and authorized deliverance of a deed to the group for a 10,000 square foot site bounded by West Canton, Bowland, Dedham and South Street.

The ETC neighborhood group will be undertaking its first new construction project since it was organized after having completed housing rehabilitation work.

The community group has been working with the BRA on a total development plan for over 500 units of low and moderate, new and rehabilitated housing projects to be carried out in several stages.

A \$4.5-million mortgage loan to ETC has been pledged by the Massachusetts Housing Finance Agency and the Peabody Construction Co. has been contracted by ETC to do the work. When completed, the project will be sold to the Boston Housing Authority as a "turnkey" project.

BRA Director Robert T. Conley said construction can begin this month. The housing will include an 18,000 square foot "community plaza" and interior community space as well.

Architect Peter Chermayeff of Cambridge Seven, which designed the Aquarium, outlined construction plans for a 300-seat auditorium addition to the existing building. The new

new entrance and "orientation" point for school children and other groups that will include glass entrance canopy and skylight.

Chermayeff said the expanded lobby and entrance area was needed "as a response to the tremendous pressure on the Aquarium which has been simply so successful."

The \$1.5-million construction program will include foundation work around the perimeter of the aquarium to handle future

expansion buildings and for a walkway easement which will serve as a public open space along the edge of the pier.

The auditorium will also be available for use by outside groups in the evenings as a community facility Chermayeff said. The architect said work could start within two weeks, with a completion target date of next September.

The BRA tabled approval of an agreement setting up a "project area commit-

tee" in East Boston that would work with the BRA on all planning proposals in the neighborhood.

The agreement was tabled for further study after legal counsel John Conley questioned whether it might be put in a position of delegating BRA powers to the community. Conley questioned two items in the agreement, one which stipulated that the BRA and the PAC "will jointly review, select and approve development proposals."

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JOURNAL
BOSTON, MASS.
WEEKLY 10,300

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New
England
Newsclip

ETC Developer For \$5m 204 Unit Hub High-Rise

BOSTON -- The BRA has designated E.T.C. Developers as re-developer of a 45,000 sq. ft. parcel of land bounded by West Canton, Newland, Dedham and Ivanhoe sts.

Peabody Construction Co. will build a \$5 million 18 story 204 unit high rise to house the elderly and an 18,000 sq. ft. community plaza which will be turned over to the Housing Authority when

South End parents demand traffic light

by Stephen Curwood

"Our children are being slaughtered like animals on Washington street," declared Audrey Milton, a resident of Cathedral Housing Project on East Brookline Street, as she joined South End residents and agency people in calling for a traffic light at her corner.

"We can't sit here any longer and take it," continued Ms. Milton, 28-year-old mother of two children. "My son was hit by a car at the corner of East Brookline East Brookline and Washington in March. The car knocked him six feet in the air. When he landed his head split open. The driver of the car got out, looked at my boy and then drove away."

Ms. Milton's eight-year-old son Richard isn't the only child recently injured in an accident at that corner. Still in a coma at Boston City Hospital is seven year old Luz Maria Bermudez, of 10 East Brookline street. Through an interpreter her mother, Sista Bermudez Rodriguez, 57, told how she had sent her daughter across the street for some spaghetti. The next thing she knew she was being called to the hospital. "Her whole face is broken and filled with tubes," said Ms. Bermudez.

Ms. Milton and Bermudez told their stories in a press conference called Monday by concerned South End agency people, including Karen Gould of SEPAC, Mildred Terrell of the BRA, Dorothy Korner of the South End Community Health Center, and Ellen Gordon Smith of the South End Committee on Transportation.

Karen Gould began by waving a petition with "more than a thousand signatures on it" that had been sent to Traffic and Parking Commissioner William T. Noon after the Milton accident in March, demanding that a traffic light be installed. "Here is what Noonan said in a letter date June 1," said Ms. Gould, reading a line from Noonan that said the intersection "does not meet the minimum standards (of need) of the Mass. Department of Public Works."

Ellen Gordon Smith pointed out

that the lights on West Newton and Washington have been out of order and that cars "use" Washington street as a drag strip now that there are no lights.

The group cited a study made for Mass. DPW and the Federal Highway Administration showing that in 1970 the corner had the highest number of accidents (11) of any uncontrolled intersection along that section of Washington street. Further, the traffic volume on E. Brookline is actually higher than on Washington street.

Why couldn't a light be installed? the BANNER asked Acting Traffic Commissioner Joseph Galeota on Monday?

"There is only one problem — money," answered Galeota, who was filling in for Noonan. "This section has always been proposed to put signals in, but there is a stalemate on the fund for South End Renewal Project." Galeota said that "24 or 25" traffic lights would be installed there.

Larry K. B.

MINUTES OF LIAISON MEETING

Boston Traffic and Parking Department
Boston Public Works Department
Boston Redevelopment Authority
Boston Public Facilities Department

March 16, 1971

Persons in attendance:

William T. Noonan, Commissioner
Joseph M. Galeota
Robert F. Drummond
Frederick L. Garvin
William L. Roberts
Richard C. Mong
Fred Cashman
Monika Fouad
Tom D. Schocken
Rick Kumer
Ed Bailey
Bob Murphy
Ed Colby

Traffic and Parking Department
Traffic and Parking Department
Traffic and Parking Department
Public Works Department
Public Facilities Department
Boston Redevelopment Authority
Boston Redevelopment Authority
Boston Redevelopment Authority
Boston Redevelopment Authority
Boston Redevelopment Authority
Boston Redevelopment Authority
Boston Redevelopment Authority
B.R.A.-Traffic Liaison

A. WATERFRONT PROJECT

1. Atlantic Avenue Detour

Ed Colby showed three plans for re-routing traffic on Atlantic Avenue for the development of Parcel A-7, which is just north of State Street on the easterly side of Atlantic Avenue, and takes in approximately half of the existing street. It is anticipated that this project will begin construction at the end of the summer this year. When this happens a re-routing for traffic will be necessary in order for the developer to occupy half of existing Atlantic Avenue.

Of the three plans displayed, the preferred one was a one-way roadway northbound on the remaining portion of Atlantic Avenue with a new roadway built to the west of Atlantic Avenue and entering onto State Street. It was requested that the Public Works Department include this paving and construction in their contract when they are rebuilding Atlantic and Commercial this summer. Fred Garvin pointed out that it was not in his area to handle this construction. It was his feeling that this was a problem created by the developer of Parcel A-7, and should remain the developer's responsibility. He further pointed out that this same developer (Benson) had shirked his responsibility on other occasions.

Commissioner Noonan stated that he felt this requirement should be cranked into the land disposition agreement before conveying the Parcel to the developer. He further stated that his recommendation should be forwarded to the Waterfront Project Director. Dick Mong agreed to do this.

Fred Garvin also pointed out that the new roadway would require

street lighting, drainage and other considerations and he felt the B.R.A.'s Engineering Consultant should draw up a suitable set of plans.

2. Atlantic Avenue--Commercial Street Rebuilding

Now that the Union Freight Railroad Tracks can be abandoned on Causeway Street, Commercial Street and Atlantic Avenue the Public Works Department plans to include these streets in their Chapter 90 program for this year's construction.

Causeway Street will be rebuilt from Staniford Street to North Washington Street. Included in this rebuilding will be new channelization at the intersection of Nashua, Portland and Causeway Streets. Incorporation into this channelization will be new traffic signals.

The proposed new channelization for the intersection of Staniford, Lowell and Causeway Streets will also be included in the Chapter 90 work.

The proposed B.R.A. median in Commercial Street from Atlantic Avenue all the way to Charter Street will not be included in this Chapter 90 Job. The necessary widening to permit this median to be built cannot be obtained at this time, and because existing businesses will continue along the southerly side, it was felt that the median actually might result in truck loading and unloading causing a blockage in traffic.

However, because of the severe width limitations on Commercial Street as it approaches North Washington Street, it is proposed that a median will be included from approximately Charter Street to North Washington Street providing a left turn storage lane at the intersection of North Washington Street. This will require considerable land acquisition along the northerly side of Commercial Street, from Charter Street west to North Washington Street. The resulting cross-section through most of this section will be top six and one-half foot sidewalks with two thirty-one foot pavements and a five foot median.

Although the Public Works Department is not planning to rebuild these streets within the Waterfront Urban Renewal Project, it does plan however, to include Commercial Street and Atlantic Avenue for a surface coat treatment from the boundary of the Waterfront Project southerly to South Market Street. Everyone realizes the terrible condition of the existing surface and this much should be done in order to provide a smooth traffic operation.

Atlantic Avenue from Kneeland Street northerly to approximately High Street will also be included for rebuilding.

B. C.B.D. PROJECT

Rick Kuner showed new revised plans for the Parker House Tower on Province Street. These new plans showed an entrance and exit on Province Street with a storage loading area for passengers within their own site incorporating the existing mechanical garage on Province Street into their parcel. Fred Carvin stated that depressed driveways would be acceptable at this location because of the nature of their operation. He believes that depressed driveways would result in a smoother flow.

Chapman Place will be air-rights with at least a fourteen and one-half foot clearance connecting the new building to their existing hotel. Chapman Place will still continue to be used for loading and unloading service vehicles for the Parker House.

C. ALLSTON-BRIGHTON AREA

To replace the Andrew Jackson Elementary School, Public Facilities Department is presently in the process of preparing a plan of a new elementary school in the Union Square Area. The site for this new school will include the site of the existing school and extends north of Armington Street. This results in the discontinuance of Armington Street between Barrows and Webley Streets.

Monira Fouard presented the problem of dead-ending the one-way Islington-Webley Street which will result in the discontinuance of Armington Street. She pointed out the need for improving Webley Street by providing a connection for reasonable traffic circulation to and around the new school. Upon discussing the possibilities of providing such needed improvements the liaison group agreed that the following improvements must be included in the Public Facilities Department Package for site improvements of the new school:

1. Required relocation of Utilities under Armington Street.
2. Widening as much as Possible of the Curb Radii at the Intersections of Armington Street with Holliston Street and with Webley Street.
3. Extension and Widening of Webley Street to be Connected to Allston Street. Two Alternatives were suggested for this Connection.
 - a. Widening of Webley Street to Griggs Place and improvement of the intersection of Griggs Place with Webley Street and Allston Streets.
 - b. Widening of Webley Street beyond Griggs Place along the side of the park to join Allston Street at the intersection of Greylock Road.

The liaison group prefers to see the latter alternative for the connection of improved Webley Street. However, it was pointed out that this alternative might be more difficult to happen since it requires more land taking from the park.

D. SOUTH END PROJECT

In the original South End Renewal Plan, Brookline Street was being retained for traffic and Dedham Street was being closed in that block just northwest of Washington Street. The Parcel 19 Development now wants a change in the plan and would like to have Brookline Street closed between Washington Street and Tremont Street. This street requires the reopening and improving of the Dartmouth, Dedham, Malden route carrying traffic across the South-End Urban Renewal Area. This change in the original South End Renewal Plan had been previously agreed to in August, 1969 by Commissioner McGrath and the South End Project People. Due to right of way limitations only a forty foot pavement and five foot sidewalks on each side could be provided. It now appears that additional widening is possible to improve the restricted sidewalks.

Tom Schocken showed an improved plan for a new Dedham Street which would provide forty feet of pavement and eight-foot sidewalks on each side. His plan also showed an interim solution for crossing Washington Street through the existing M.B.T.A. columns. This was a Channelization plan to carry the traffic across Washington Street with the columns being protected.

Another change in the original South End Urban Renewal Plan was the

needed for acquiring the property on the northeast corner of Dedham Street and Tremont Street.

The extra widening for cross-section shown on Tom Schocken's Plan was questioned by those present. Fred Garvin stated that the Community had been apprised of the need for an additional eight-foot setback along the northeasterly side of existing Dedham Street.

E. EAST BERKELEY STREET

Tom Schocken showed a plan of the proposed new East Berkeley Street from Tremont Street to Summit Avenue. There now exists an alley running parallel to New East Berkeley Street which abuts the rear yards of the existing houses along this area. The new East Berkeley Street will create a strip of land between the new sidewalk and this existing alley. Tom Schocken questions what use this strip of land should be put to.

One suggestion was that the strip would be wide enough to accommodate angle parking for the residents who abut the existing alley. It was questioned whether or not this should be taken over by the Public Works Department or by the Park Department. Tom Schocken pointed out that there was a grade problem and it would not easily be used for accommodating off-street parking.

It was further agreed that the southwest corner of Tremont and East Berkeley Street would have a 30 foot minimum radius.

F. PARKING FACILITIES

Tom Schocken pointed out that in the non-renewal areas there has been some difficulty in having a developer provide safe and adequate means of ingress and egress from proposed parking facilities. In the past it has happened frequently that a building permit is obtained and the building built without the driveway permit being issued. Fred Garvin stated that the building department forwards plans to the Public Works Department, but the Driveway Permits are not issued at that time. Bob Murphy suggested that the developer be required to obtain driveway permits ahead of obtaining the building permit.

It was decided by those present that this item should be discussed at the next liaison meeting, and that Commissioner Thura of the Building Department and Bill Pickett from the Permit Division of the Public Works Department be invited to that meeting.

G. NEXT MEETING

The next Liaison Meeting is scheduled for April 14th 1971 in Room 801 of the New City Hall. The following items are presently included for the next agenda.

1. Pre-Review Process of off-street parking facilities
2. Status and Progress Report of Chapter 90-Construction of Cambridge Street between Beacon Street and the Mt. Auburn Street Circle.

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A compendium of newspaper
articles, memoranda and cor-
respondence documenting com-
munity participation in the

documenting community participat:
in the planning process.

Jan. 1972 - Feb 1973.

